



Thorstone Drive, Irby, Wirral CH61 4XR

- Impressive Four Bedroom Detached Family Residence
- Enjoying a Delightful Open Rear Aspect Over Fields
- Hallway, W.C, Dining Room and Rear Lounge Diner
- Master Bedroom with Dressing Room and En Suite
- Occupying a Generous Plot in the Popular Area of Irby
- Well Maintained Spanning Over 2,000 Square Feet
- Large Modern Breakfast Kitchen and Utility Room
- Three Further Bedrooms, En Suite and Four Piece Bathroom



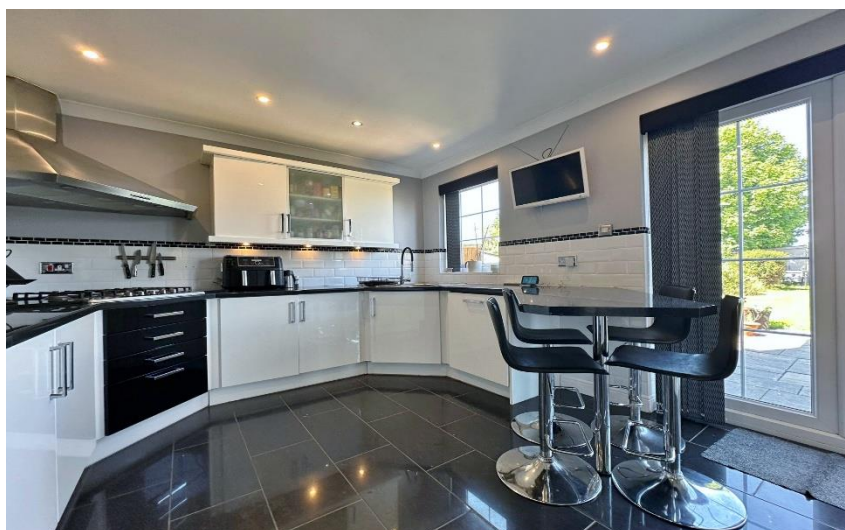
£625,000



















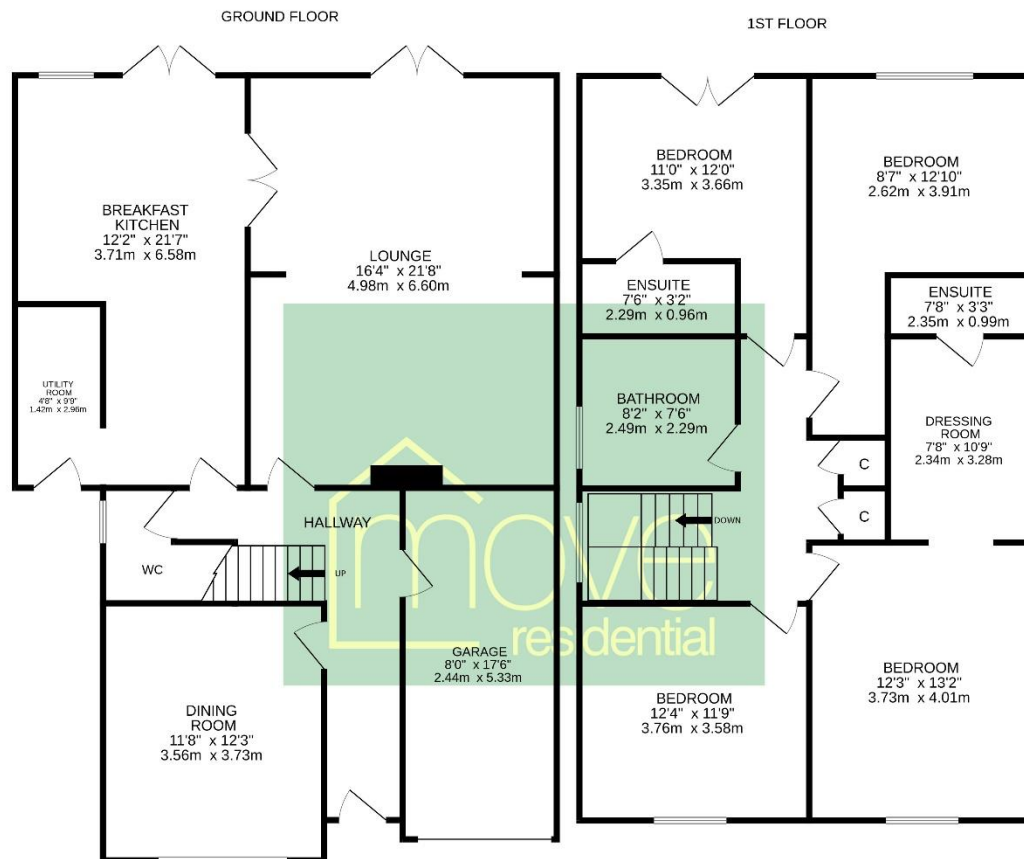








Floor Plan



TOTAL FLOOR AREA: 2027 sq.ft. (188.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Description

Nestled in one of Irby's most desirable locations, this spectacular four bedroom detached family home offers over 2,000 square feet of beautifully extended and stylishly presented living space, perfect for modern family life. From the moment you arrive, you'll be captivated by the sense of space and quality throughout.

The entrance hallway leads to a bright front dining room, while the expansive rear lounge/diner is the heart of the home, complete with a charming log-burning fireplace and French doors that open onto a sun-soaked garden with open aspect over fields. The contemporary breakfast kitchen features a full range of wall and base units, contrasting worktops, and a practical utility room for added convenience. Upstairs, you have a spacious landing with storage, impressive master suite with dressing room and en suite shower room. A second bedroom also enjoys en-suite facilities, while two additional bedrooms and a modern four piece family bathroom complete the first floor.

Step outside and you'll find a generous garden backing directly onto open fields, a private haven perfect for entertaining, relaxing, or enjoying long summer evenings of alfresco dining. This is a rare opportunity to own a home that effortlessly blends space, style, and location, a closer inspection is strongly recommended.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.