



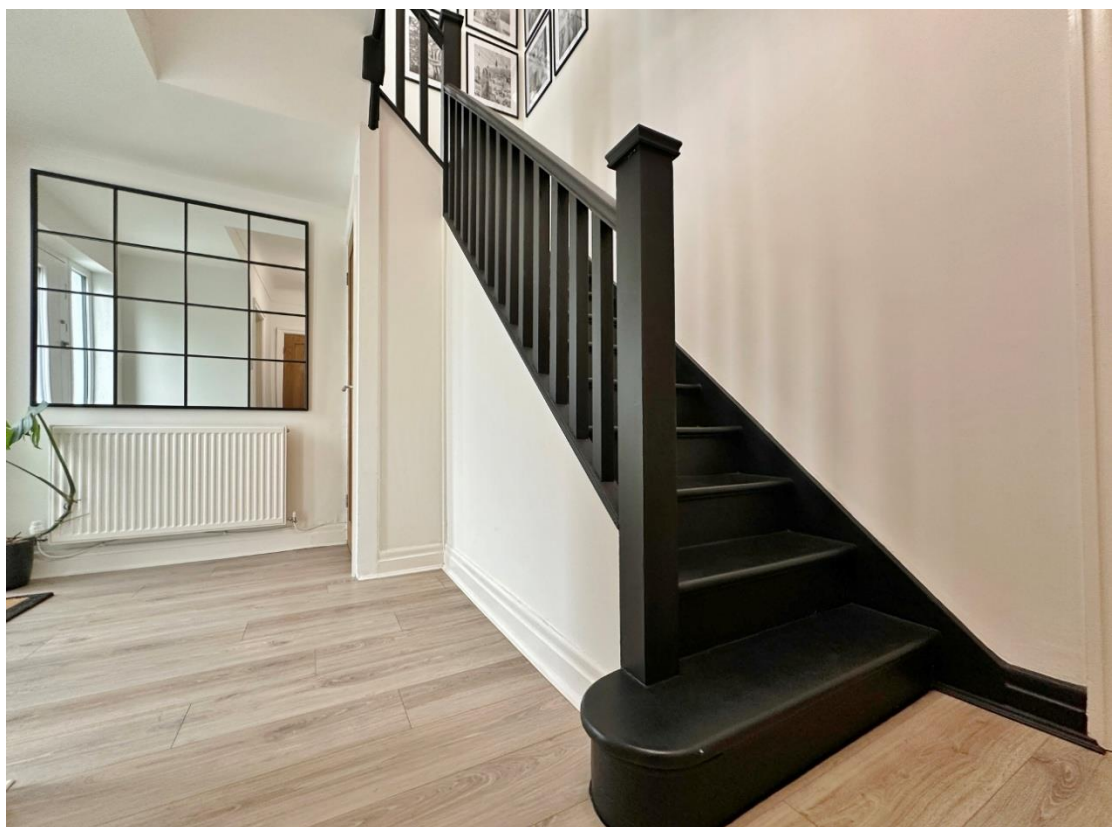
## Beryl Road, Prenton, Wirral CH43 9RT

- Opulent Four Double Bedroom Detached Family Residence
- Spanning Over 1800 Square Feet of Sumptuous Living Accommodation
- Stunning Bespoke Open Plan Kitchen Dining Room, Utility Room and W.C
- Driveway and Attached Garage Currently Used as a Home Gym
- Appointed and Presented to a Superior Specification Throughout
- Hall, Front Reception Room and Rear Lounge Opening to a Sitting Room
- Four Double Bedrooms and a Luxurious Four Piece Family Bathroom
- Prime Location of Prenton On An Expansive South Facing Plot



Offers Over £585,000















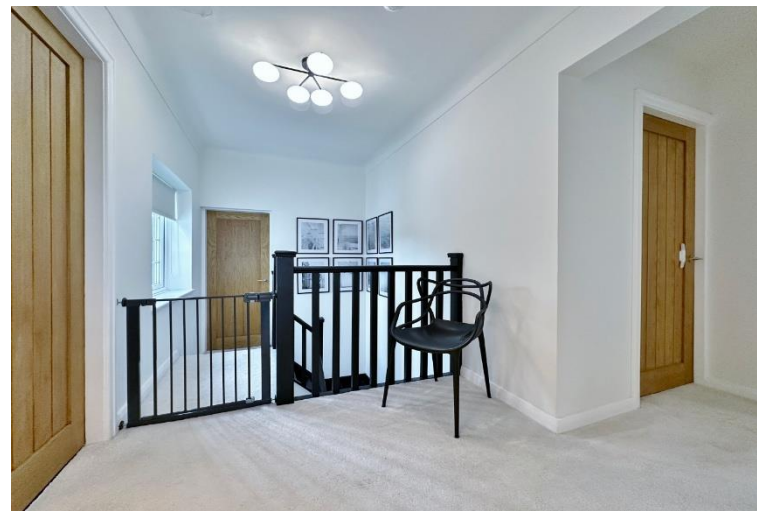








































## Description

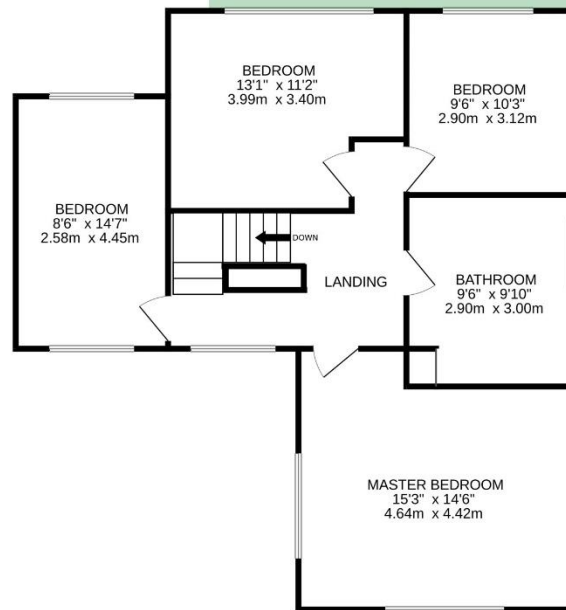
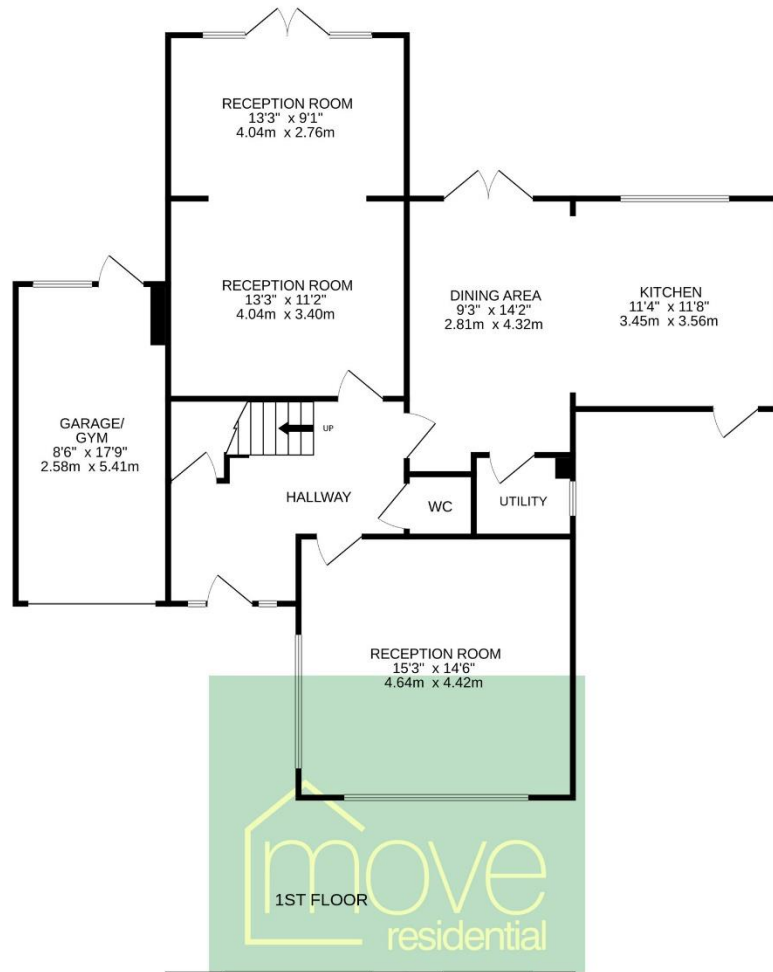
This opulent four double bedroom detached residence is a true gem, nestled on an expansive plot in the highly coveted location of Prenton. Every detail of this magnificent home has been curated with precision, no expense spared in creating a space that seamlessly blends luxury, comfort, and practicality. Offering over 1,800 square feet of exceptional family living, this property presents a rare opportunity for those seeking a home of both grandeur and sophistication.

Stepping inside, you are welcomed by an inviting hallway that sets the tone for the rest of the home. To the front, a spacious reception room provides the perfect retreat, while the rear opens into a stunning lounge flowing into a bright sitting area. Here, patio doors frame delightful views of the garden, inviting natural light to flood the space. At the very heart of the property lies the showpiece open plan kitchen and dining area, complete with a bespoke fitted kitchen, central island, and high specification integrated appliances. The dining area also benefits from direct garden access via a second set of patio doors, making this the perfect hub for family life and entertaining. A practical utility room adds further convenience. The first floor continues to impress, offering four generously proportioned double bedrooms, each thoughtfully designed to provide comfort and style. The centrepiece of the upper floor is the luxurious bathroom suite, featuring a walk in shower, freestanding bath, and elegant his and hers sinks. The property also has a newly fitted top of the range Worcester boiler.

Externally, this home continues to deliver, boasting ample off road parking and a garage currently utilised as a home gym. To the rear, the extensive garden is a private oasis enjoying a southerly aspect, with a mix of patio and lawn areas ideal for entertaining or unwinding, leading on to a more secluded section complete with seating and play area – perfect for families of all ages. Situated in Prenton, this residence enjoys close proximity to excellent local amenities, superb transport links, and highly regarded schools, making it the ideal setting for modern family living.



# GROUND FLOOR



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 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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## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 67 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.