



Frost Drive, Irby, Wirral, CH61 4XL

- Magnificent Extended Six Bedroom Semi Detached Family Home
- Situated In A Highly Sought After Irby Location - No Onward Chain
- Breathtaking Open Plan Living Kitchen Diner with Bi-Folding Doors
- Large Driveway and Beautifully Landscaped Enclosed Rear Garden
- Stylish And Contemporary Interiors Spanning Over 1900 Square Feet
- Hallway/Study Area, Front Lounge, Utility Room and Downstairs W.C
- Six Sizeable Bedrooms and Two Bathrooms Set Over Two Floors
- Detached Summer House with Power Perfect for a Home Office/Gym



£595,000





























Description

This beautifully extended semi detached home offers generous proportions, refined interiors, and luxurious modern living across three impressive floors. Covering over 1,900 square feet, the property combines style, comfort and practicality to create a truly outstanding family home that's ready to move into right away. Offered for sale with no onward chain, this impressive residence combines generous accommodation with contemporary design in a highly sought after location, promising to make an enviable forever home for a very lucky family. As you step inside, a welcoming entrance hall leads into a bright study area, an ideal spot for remote working or quiet reading. The elegant front lounge is fitted with chic shutter blinds, while a well designed utility room and guest cloakroom provide everyday convenience. To the rear, the home opens into a spectacular open plan living kitchen diner, undoubtedly the heart of the property. The contemporary Laura Ashley kitchen features a central island, high end integrated appliances and extensive storage. Flooded with natural light through a feature skylight and full width bi-folding doors, this area seamlessly connects to the rear garden, perfect for indoor/outdoor entertaining. The first floor offers four spacious double bedrooms, each with built in storage, alongside a luxurious four-piece family bathroom finished to an exceptional standard. The top floor provides two further bedrooms, plus a stylish modern shower room, offering excellent flexibility for guests, teenagers, or a dedicated workspace. Externally, the property enjoys a superb rear garden with a generous patio, a manicured lawn, and a pathway leading to a detached, fully powered garden room, ideal as a home office, studio, or peaceful retreat. At the front, a large tarmac driveway provides off road parking for multiple vehicles. Perfectly situated in the heart of Irby, the home is within easy reach of the village centre with its independent shops, popular pubs, and restaurants. Excellent schools and scenic countryside walks, such as those through nearby Royden Park, are just moments away, making this an ideal choice for families and professionals.

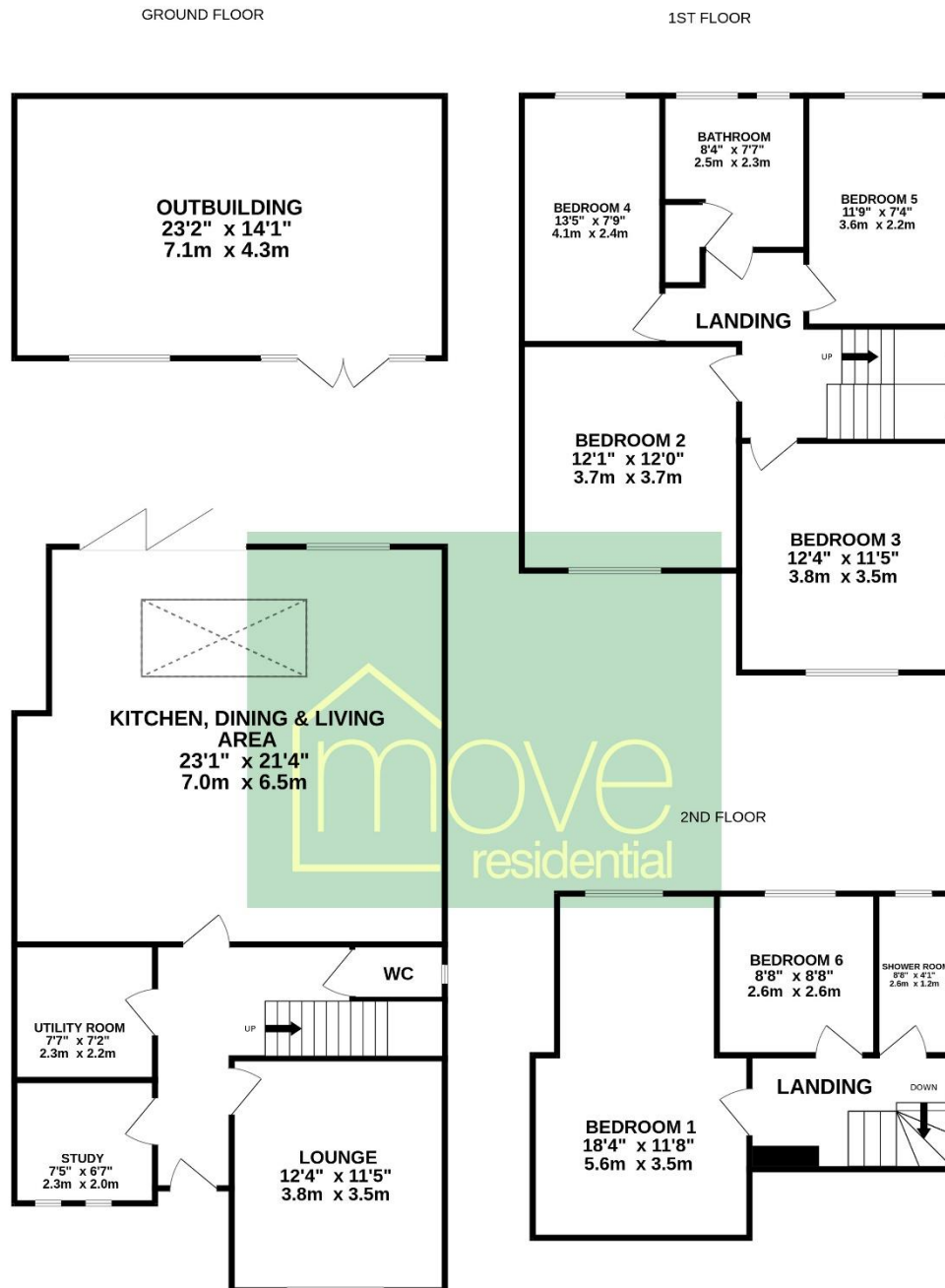
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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.

Floor Plan



TOTAL FLOOR AREA : 1942sq.ft. (180.4 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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