



Seven Acres Lane, Thingwall, Wirral, CH61 7XY

- Stunning Six Bedroom Detached Family Residence
- Occupying A Substantial Plot In A Tranquil Setting
- Breakfast Kitchen, Utility Room & Downstairs WC
- Ensuite & Luxurious Four-Piece Family Bathroom
- Located In The Heart Of Desirable Thingwall Village
- Entrance Hall, Two Living Rooms & Dining Room
- Six Bright & Generously Proportioned Bedrooms
- Expansive Garden, Sweeping Driveway & Garage



Offers Over £625,000



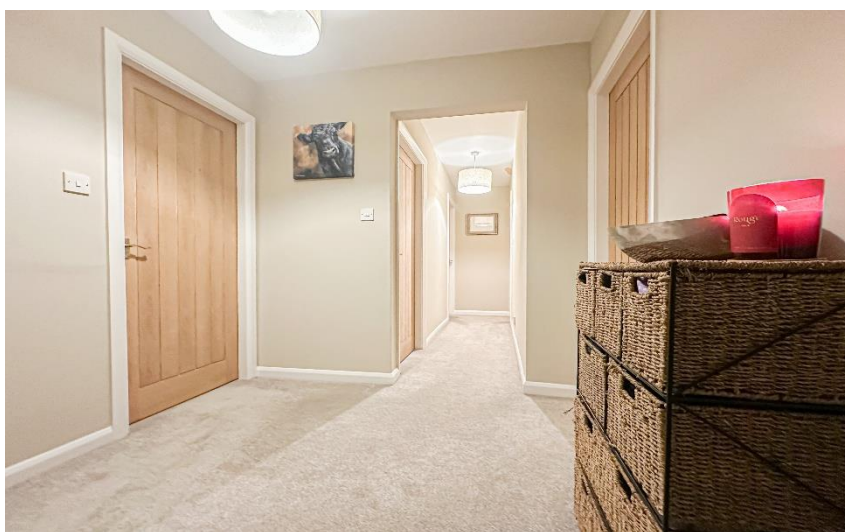
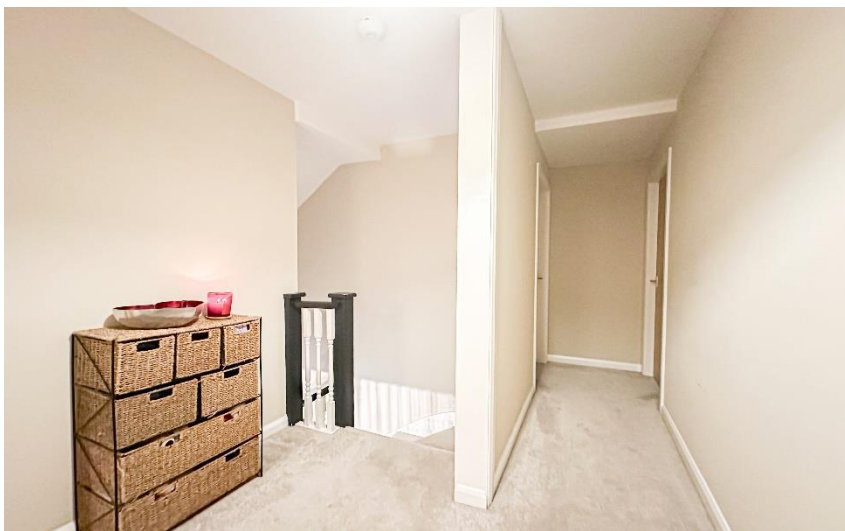




























Description

Nestled at the end of a private driveway in the heart of the highly sought after Thingwall Village, this stunning detached family home offers an exceptional combination of space, style and privacy. Built in the mid 1980s to exacting standards, this elegant residence sits on a generous plot and enjoys a truly tranquil setting yet remains within easy reach of excellent schools, local amenities and convenient transport links to Liverpool City Centre. Approached via a sweeping tarmac driveway, the property immediately impresses with its substantial proportions and detached double garage with electric door. Step inside to a welcoming entrance hallway that leads to a sitting room, followed by a spacious living room complete with a charming feature log burner, perfect for cosy evenings. The formal dining room flows effortlessly into a spacious breakfast kitchen and utility area, creating an ideal space for family life and entertaining alike. The ground floor is further enhanced by a luxurious master suite boasting built in wardrobes and a stylish ensuite shower room, alongside a convenient downstairs WC. The heart of the home lies in its breathtaking West facing rear garden, a true oasis of calm. Mainly laid to lawn and adorned with mature shrubs, two tranquil ponds and a mini orchard, the garden offers a private setting bathed in afternoon and evening sunshine, perfect for summer entertaining or simply relaxing in serenity. Upstairs, the accommodation continues to impress with five generous bedrooms, accompanied by a luxurious four-piece family bathroom suite, completing the thoughtful layout. Offering an exciting opportunity for development, planning permission is in place to extend out the rear for a large kitchen diner/snug/utility space, as well as an ensuite and walk-in-wardrobe to the ground floor bedroom. Please ask the agent for more details. With its spacious interiors, stunning garden and private setting, this remarkable home offers the perfect sanctuary for families seeking both comfort and elegance in one of Thingwall's most desirable locations.

Do not miss this rare opportunity to secure a truly exceptional family residence.

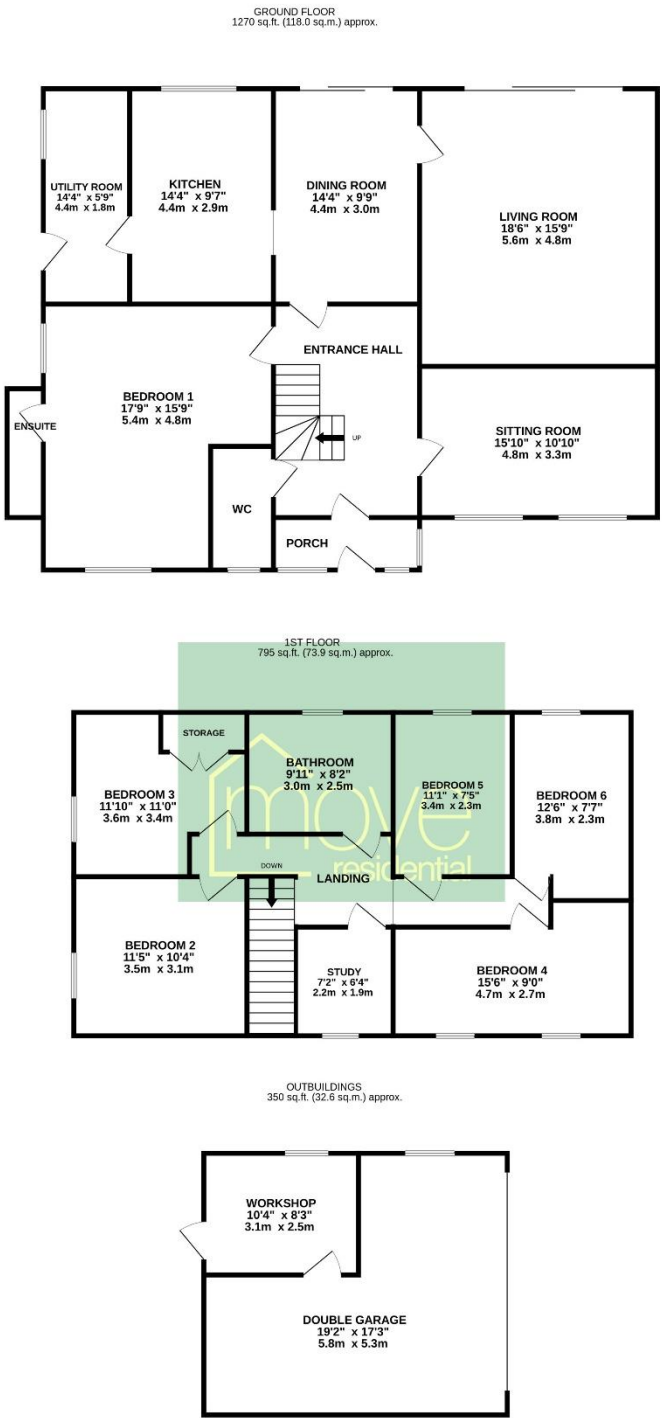
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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 : 2416 sq.ft. (224.4 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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