



**25, Bexhill Gardens, Sutton Leach, WA9 5FQ**

**£320,000**

*David  
Davies* **D** *Collection*

## 25, Bexhill Gardens, Sutton Leach, WA9 5FO

- EPC:C
- Council Tax: TBC
- Freehold
- Modern Detached Property
- Two Spacious Reception Rooms
- Conservatory
- Four Bedrooms
- Low Maintenance Rear Garden
- Private Driveway
- Garage

David Davies Sales & Lettings Agent are delighted to present to the market this exceptional four-bedroom detached residence, located in a highly sought-after residential area of St Helens. Offering a rare blend of modern design, generous proportions, and executive-level comfort, this stunning family home provides an outstanding opportunity for discerning buyers.

From the outset, the property impresses with its striking façade and elegant architectural styling, creating immediate kerb appeal. Internally, the home is equally impressive, with a spacious and flowing layout designed for both relaxed family living and sophisticated entertaining.

The ground floor comprises two sizeable reception rooms, each filled with natural light and offering flexible use as formal lounges, family rooms, or a home office. A bright and airy conservatory to the rear provides a peaceful space to enjoy views of the beautifully landscaped garden—ideal for quiet mornings or summer evenings.

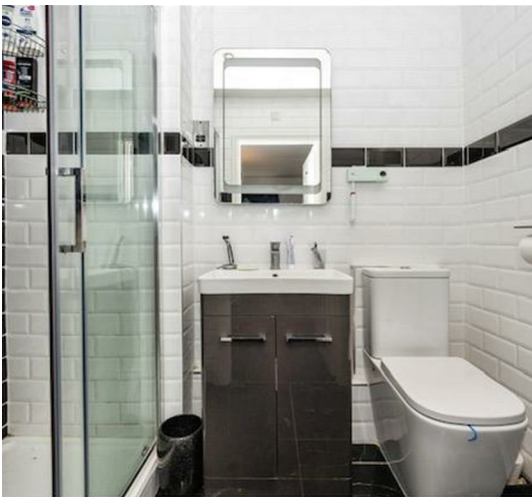
At the heart of the home is a contemporary kitchen, complete with quality integrated appliances, sleek cabinetry, and ample workspace. Adjoining this space is a dedicated dining area, perfect for family mealtimes or hosting guests in style.

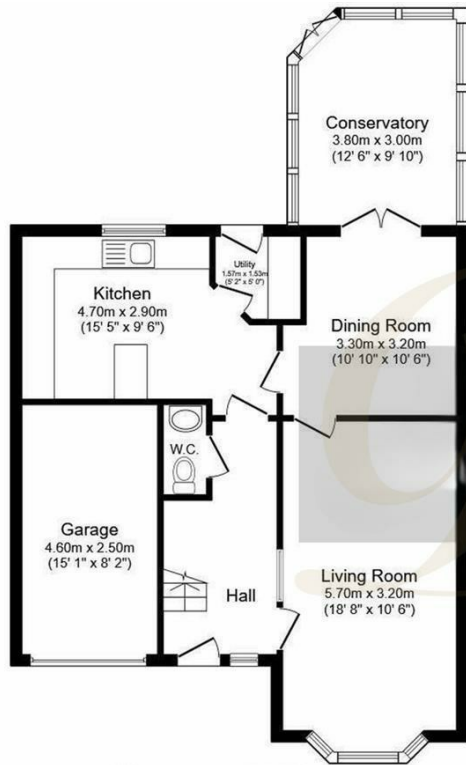
To the first floor, the accommodation continues to impress with four well-appointed bedrooms, each offering a calm and private retreat. The master suite enjoys the luxury of its own en-suite bathroom, while two further modern bathrooms—with elegant, high-spec finishes—provide comfort and convenience for the whole household.

Externally, the property boasts a private driveway and an integral garage, offering ample parking and storage solutions. The rear garden is beautifully maintained and designed for easy upkeep, providing a tranquil outdoor space for relaxation or entertaining.

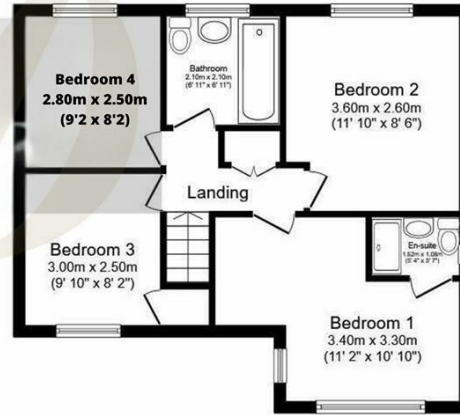
EPC:C







**Ground Floor**



**First Floor**

Total floor area 128.1 sq.m. (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

**David Davies**

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*David Paul Davies*

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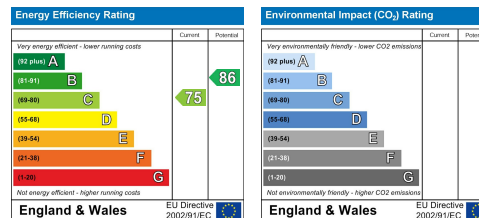
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