



Noctorum Road, Noctorum, CH43

Guide Price **£835,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A rather luxurious, and certainly spacious, six bedroomed detached family home nestled into the sought after leafy surroundings of Noctorum, Wirral. With a collection of receptions for the generations to enjoy; come with us on a tour, which spans three floors, and let us divulge a little more about what the The Beeches has to offer...

A screened entrance together with the electric gated driveway provides a certain level of seclusion from the already quiet Noctorum Road. You will note, perhaps, that our client has not yet landscaped the grounds - the only project left for this impressive home, and one we're certain you'll make your own. Still, certainly a good sized garden with both lawned areas, and decking for those summer days to be enjoyed.

You'll no doubt appreciate the large and bright reception hall following on from the over sized porch entrance, and so on from here we'll start with the kitchen - of course this is the hub of the home, as all good kitchens tend to be. Under floor heating throughout this space, of course, too. Sectioned beautifully, there's an expansive dining area leading over to the kitchen itself - in our client's words, a minimalist affair - with a host of cabinetry providing a home for all the mod cons. A tremendously neat, tidy, modern instal of a kitchen here, completed by a large central island incorporating breakfast bar and further storage. Plentiful worktop space for prep' work, double doors out to the decking making for swift barbeque duty access! Additionally there is a utility just off the kitchen with necessary plumbing etc. And finally, and by no means least for this superb family area, is the sitting area off the dining space, looking out to the garden.

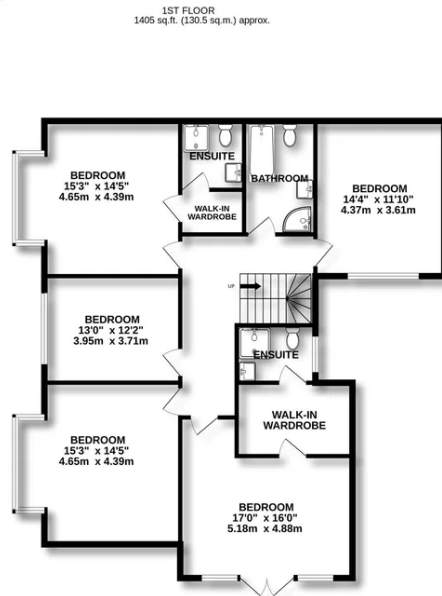
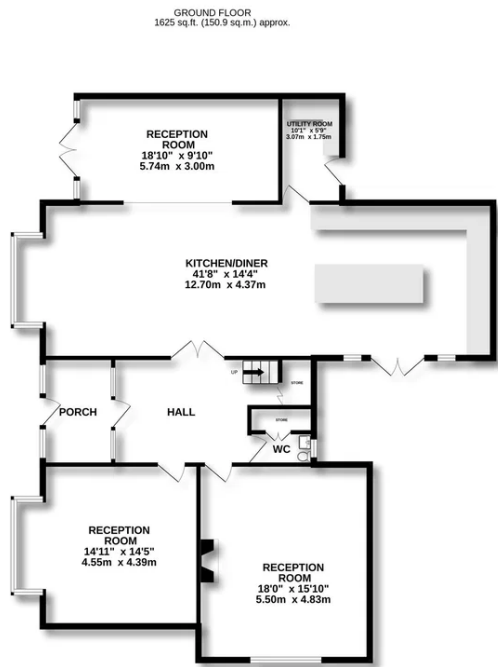
To the opposite side of the house, by passing the w.c and boiler/cloaks room, there is the main living room with media wall - a generously sized room, complimented by the games room next door - as we said, certainly space for the whole family.

The first floor provides a collection of bedrooms, all amply sized. The principle suite sits above the living room and enjoys both a walk in wardrobe and en suite shower room, so too does the second bedroom. Bedrooms 3, 4 and 5 are all good sized doubles and are service by the four piece bathroom to this level.

Up again to the second floor, there's a space here which would either serve well as a sixth bedroom, or perhaps as either a home office, or teenager's retreat - whichever







TOTAL FLOOR AREA : 3613 sq.ft. (335.7 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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Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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