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Plan produced using PlanUp.

## The Steeple, Caldy, Wirral CH48 1QE

£795,000

4 Bedroom 2 Reception 3 Bathroom

\*\*Stunning Four Bedroom Detached Home - Exclusive Caldy Location - Sold With No Onward Chain - South Facing Garden\*\*

Hewitt Adams is delighted to have the opportunity to showcase Ailsa Craig - a beautifully appointed four bedroom detached family home located on the exclusive cul-de-sac 'The Steeple' in Caldy, just off Barton Hey Drive and a 'literal' stones throw from the golf-course!

This stylishly presented family home is brimming with character and has been tastefully decorated throughout. Presented to show-home standards - the property certainly needs to be viewed to be fully appreciated.

In brief the accommodation affords: entrance hall with attractive panelled walls and picture rails, downstairs W.C, dining room, family lounge with log-burning stove, conservatory, shaker-style kitchen with Travertine stone flooring, utility room and garage access. Upstairs there are four bedrooms - two of which boast en-suites, and a family bathroom. The Second floor as originally built offers TWO excellent rooms - perfect for a home office, teenagers independent living space or bedroom conversion - \*subject to regulations.

With a generous front driveway, Garage with twin electric up&over doors and an exquisite South facing garden that has been meticulously landscaped into a beautiful outdoor entertainment area.



**Front Entrance**

Wooden door into:

**Hallway**

Travertine stone floor, staircase to first floor, picture rail, alarm system, cloaks-cupboard

**Lounge**

13'5" x 22'4" (4.11 x 6.83)

Double glazed windows to rear aspect, double glazed patio doors to the conservatory, TV point, log-burning stove with attractive mantelpiece, radiators, power points

**Dining Room**

12'2" x 11'10" (3.72 x 3.62)

Double glazed window to front aspect, radiator, power points, picture rail

**W.C**

W.C, wash hand basin vanity, Travertine stone floor, double glazed window to front aspect, radiator

**Kitchen Dining / Living Area**

14'0" x 26'1" (4.29 x 7.96)

Attractive Shaker-Style kitchen painted in 'Farrow & Ball' with oak worktops, wall and base units, Rangemaster cooker, Belfast sink, integrated dishwasher, double integrated fridge, integral wine-rack with under-lighting, Marlborough handcrafted tiled splash-backs, double glazed window to front aspect, double glazed Georgian style doors to the rear aspect and out to the garden, Travertine stone flooring, radiator, power points, door to;

**Utility Room**

7'6" x 15'11" (2.31 x 4.86)

Red quarry tiled flooring, inset sink, wall and base units. space and plumbing for washing machine and tumble-dryer, space for free-standing fridge freezer, wall mounted Vailant combi boiler, door to the Garage, door to the rear garden, glazed windows

**FIRST FLOOR**

**Bedroom One**

15'3" x 12'9" (4.67 x 3.90)

Double glazed windows to rear aspect, radiator, power points, door into:

**En-Suite**

Comprising free-standing roll-top bath, shower, low level W.C, wash hand basin, ornate radiator, tiled floor with underfloor heating, double glazed window

**BedroomTwo**

12'7" x 13'1" (3.85 x 4.00)

Double glazed window to rear aspect, radiator, power points, integral wardrobes, door into:

**En-Suite**

Comprising bath with shower above, low level W.C, wash hand basin, double glazed window

**Bedroom Three**

13'0" x 11'10" (3.98 x 3.63)

Double glazed window to front aspect, radiator, power points

**Bedroom Four**

9'7" x 12'2" (2.93 x 3.72)

Double glazed window to front aspect, radiator, power points

**Bathroom**

Comprising shower, Jacuzzi bath, low level W.C, wash hand basin, tiled floor and walls, towel rail, double glazed window to front aspect

**SECOND FLOOR**

Accessed via an open staircase

**Room 1**

17'4" x 14'4" (5.30 x 4.37)

A large room with radiator, power points, eaves storage, Velux window

**Room 2**

15'1" x 14'1" (4.62 x 4.30)

A large room with radiator, power points, eaves storage, Velux window

**Information Re Second Floor**

As originally built these rooms make a fantastic teenagers independent living space, leisure room or home-working area.

However if new owners desired they are also primed for potential conversion to building regulations into TWO fantastic additional bedrooms or the option for a large bedroom with a dressing room and en-suite

**EXTERNALLY**

Front Aspect - Generous parking for at least three cars. Access to the integral Double Garage with twin electric doors. Side gate access to the rear garden on each side of the property.

Rear Garden - SOUTH FACING landscaped garden that is a real credit to this home. With established flowerbeds, mature trees and shrubs. Generous lawns, patio areas and a Log-Store.

**Garage**

Large double garage with twin electric front doors, pedestrian door into the utility room. With power and lighting. With a large LOFT-SPACE above the garage providing excellent storage space.

