

FOR SALE

£2,500,000

Croft Drive West, Caldy, Wirral. CH48 2JQ



Exceptional Family Lifestyle Residence! Situated in the exclusive area of Caldy with the beach and Wirral Way right on your doorstep and the centre of West Kirby only 20 minutes walk away. Many would argue this to be the best location in Caldy for the perfect combination lifestyle options, views and convenience. Standing in beautiful formal manicured grounds, Home Estate Agents are delighted to showcase this impressive and distinctive five/six bedroom detached family residence. Recently refurbished, immaculately presented and finished to the highest of standards this stunning home offers spacious and versatile living space with an abundance of unique period features. Nestled in over an acre of private manicured grounds we highly recommend an internal inspection to fully appreciate scale and specification of the accommodation on offer!



## Ground Floor

### Reception Hall

### Sitting/Dining Room

30' 7" x 28' 6" (9.32m x 8.69m)

### Lounge

39' 3" x 38' 11" (11.96m x 11.86m)

### Kitchen

26' 7" x 10' 10" (8.10m x 3.30m)

### Reception/Gym

19' 8" x 15' 2" (5.99m x 4.62m)

### Study

17' 5" x 17' 2" (5.31m x 5.23m)

### Utility Room

10' 10" x 10' 4" (3.30m x 3.15m)

### Pantry

16' 10" x 6' 4" (5.13m x 1.93m)

### Cloaks

7' 6" x 7' 2" (2.29m x 2.18m)

### DSWC

4' 7" x 3' 0" (1.40m x 0.91m)

## First Floor

### Landing

### Master Bedroom

19' 8" x 15' 3" (5.99m x 4.65m)

### Dressing Room

15' 4" x 15' 0" (4.67m x 4.57m)

### Sun Terrace

30' 7" x 19' 9" (9.32m x 6.02m)

### En-Suite

9' 9" x 7' 7" (2.97m x 2.31m)

### Bedroom

25' 10" x 19' 10" (7.87m x 6.05m)

### Walk In Wardrobe

### En-Suite

12' 6" x 10' 7" (3.81m x 3.23m)

### Balcony

16' 0" x 7' 8" (4.88m x 2.34m)

### Bedroom

22' 1" x 15' 5" (6.73m x 4.70m)

### En-Suite

9' 5" x 6' 9" (2.87m x 2.06m)

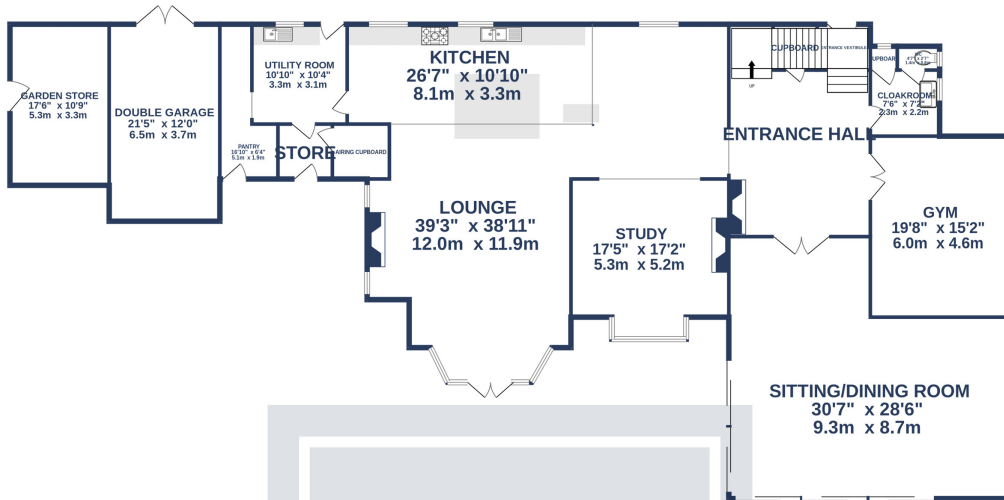




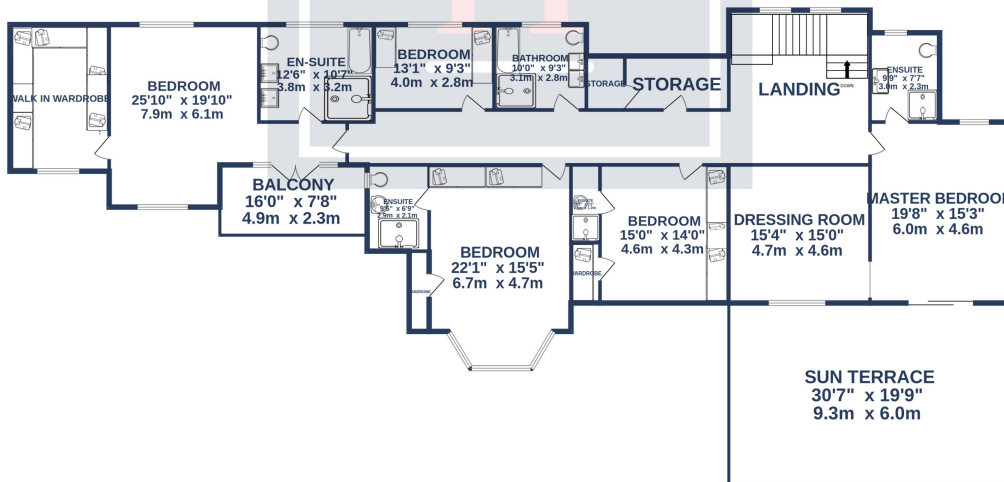




GROUND FLOOR  
3511 sq.ft. (326.2 sq.m.) approx.



1ST FLOOR  
2714 sq.ft. (252.2 sq.m.) approx.



TOTAL FLOOR AREA : 6225 sq.ft. (578.3 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.  
Made with Metropix ©2023