



Ardrossan
4 Croft Drive East | Caldy | Wirral | CH48 1LR

FINE & COUNTRY

ARDROSSAN



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'Ardrossan' sits within impressive gardens and grounds of approximately 1 acre and simply must be viewed by those seeking a home abundant with charm and elegant proportion. Enjoying an outstanding degree of privacy with the stunning gardens benefitting from a superb, south westerly aspect, the accommodation comprises in brief of welcoming reception hall with solid wood parquet flooring, sitting room with fireplace, inviting garden room enjoying views across the beautiful rear garden and formal dining room again with fireplace. The dining kitchen, with doors leading out to the garden, utility room and W/C, complete the ground floor accommodation. To the first floor, the impressive master bedroom suite offers bedroom area fitted with comprehensive robe space, tastefully fitted en suite bathroom and dressing area. All further bedrooms are all double rooms and of a good proportion. The contemporary styled shower room completes this floor. Approached via an 'in out' driveway and set well back from the road, 'Ardrossan' is sure to prove as a most enticing purchase prospect that must be considered.

Property ref: 121_368_3847410

Property Approach

The property is approached via an 'In Out' driveway, low maintenance garden frontage with mature planting and shrub borders, mature tree screening.

Property Entrance

with superb arched solid timber feature entrance door to vestibule with further door to hallway. Interconnecting door through to Reception Hall.

Reception Hall

with turned staircase rising to the first floor accommodation, with under stairs storage cupboard and doors to all ground floor rooms. Solid parquet woodblock flooring and radiator. Window to front elevation.

Sitting Room

8' 3" x 4' 4" (2.51m x 1.32m) plus 9' 2" x 14' 1" (2.8m x 4.3m) with windows to both the rear and side elevations with leadlight detail, four radiators and a fireplace with feature surround. TV aerial point.

Garden Room

20' 4" x 17' 9" (6.2m x 5.4m) with surrounding windows so placed to take in the vista across the garden, solid wood parquet flooring, three radiators and a part glazed door to the rear garden.

Dining room

17' 5" x 15' 9" (5.3m x 4.8m) with leadlight window to rear elevation, open fire with feature surround, solid wood parquet flooring and two radiators.

Bedroom Five

15' 1" x 13' 5" into wardrobes (4.6m x 4.1m into wardrobes) with windows to front and side elevations with leadlight detail and fitted wardrobes.





Shower Room

with window with leadlight detail to front elevation, walk-in shower unit, twin wash hand basins, fully tiled walls and tiled floor.

Separate WC

with window to front elevation with leadlight detail, fully tiled walls and tiled floor and a low level WC.

Rear Garden

Beautifully landscaped rear garden with superb aspect, Koi Carp pond with waterfall feature, well stocked and mature planting, shrub borders and mature tree screening, original greenhouse, extensive lawn. Gates to property approach.

Garage

Electric up and over door, light and power.

Second Garage

Brick built with solid wood sliding doors, light and power.

Dining Kitchen

24' 7" x 13' 1" (7.5m x 4m) with double glazed window to front elevation, fitted with a bespoke range of solid pine wall and base units with tiled work surfaces, plumbing for washing machine, double sink unit with mixer tap, AGA cooker and separate four ring gas hob. Central island, fitted double oven and microwave, double glazed sliding patio doors to rear garden access.

Boot Room

with door to side service driveway, cupboard housing the gas boiler.

Utility Room

6' 7" x 7' 3" (2m x 2.2m) with window to front elevation with leadlight detail, fitted with a range of wall and base units with rolled top work surfaces, inset sink unit, plumbing for washing machine, space for dryer and a tiled floor.

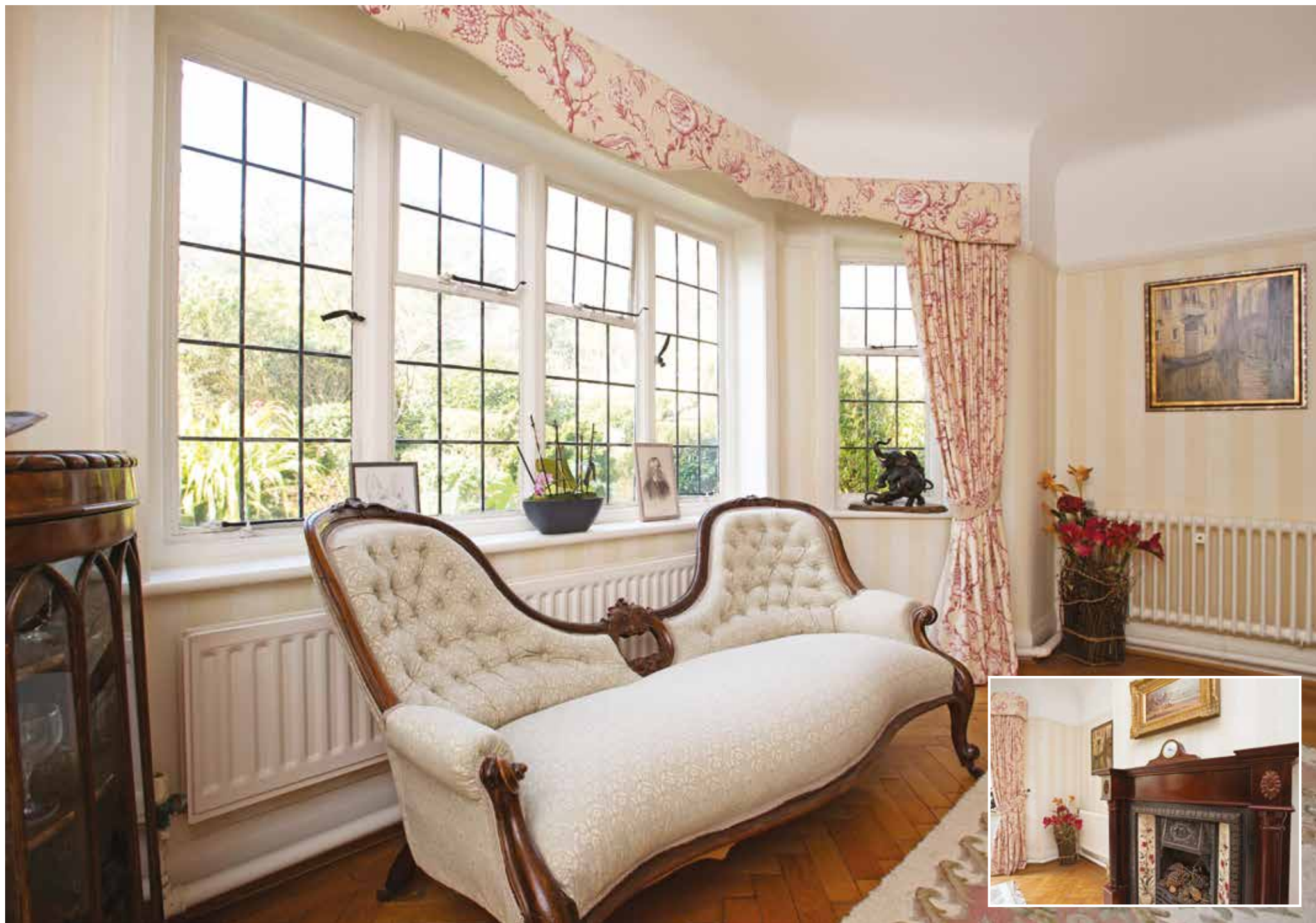


WC
with obscure glazed window with leadlight detail, wash hand basin and low level WC

Landing
from Reception Hall, turned staircase rising to the first floor accommodation, window to the front elevation radiator and doors to all rooms.

Master Bedroom Suite
Bedroom Area 18' 4" x 12' 10" into wardrobes (5.6m x 3.9m into wardrobes) with window to rear elevation with leadlight detail, radiator, a comprehensive range of fitted wardrobes plus additional walk-in dressing/robe area, solid timber laid floor.

En Suite Bathroom
13' 1" x 5' 7" (4m x 1.7m) with window to front elevation with leadlight detail, chrome towel radiator, three piece suite comprising bath, pedestal and low level WC, bespoke designed built-in cupboards and fully tiled walls.











Bedroom Two

17' 7" into wardrobes x 15' 9" (5.35m into wardrobes x 4.8m) with window to rear with leadlight detail and fitted wardrobes.

Bedroom Three

13' 1" x 11' 6" (4m x 3.5m) Currently fitted as a home office with solid wood desk, book shelving and storage cupboards. Window to rear elevation.

Bedroom Four

14' 9" into wardrobes x 13' 1" (4.5m into wardrobes x 4m) To the rear and side elevation windows with leadlight detail, radiator and fitted wardrobes.















Registered in England and Wales
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Ardossan, 4 Croft Drive East, Wirral, CH48 1LR

Approximate Gross Internal Area = 323.8 sq m / 3485 sq ft

Garage = 26.7 sq m / 287 sq ft

Detached Garage = 21.3 sq m / 229 sq ft

Total = 371.8 sq m / 4002 sq ft



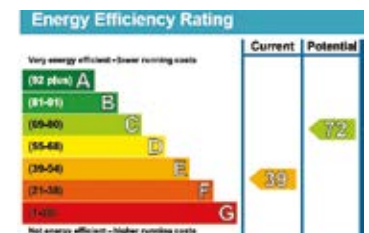
Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 162078

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 24.03.2016



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