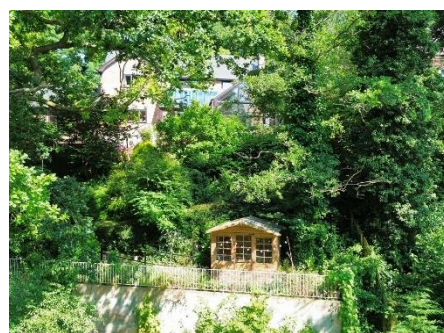




Dibbinsdale Road, Bromborough

£650,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this unique and impressive residence, a true sanctuary nestled on an expansive plot with breathtaking gardens that gently slope down to the river, which can be accessed directly from the property's land. Situated in an elevated position with a stunning woodland backdrop, this exceptional home offers the perfect blend of natural beauty and luxurious living.

Upon entering the property, you are greeted by a generous hallway that sets the tone for the spaciousness and elegance that define this home. The ground floor boasts two large living rooms, perfect for both intimate gatherings and larger family occasions. A dedicated cinema room promises endless entertainment, while the open-plan kitchen and dining room provide a central hub for daily life. The pièce de résistance is the remarkable conservatory and sunroom, featuring towering windows that flood the space with natural light and offer views of the picturesque gardens, seamlessly blending indoor and outdoor living. Upstairs, the home continues to impress with four bedrooms, each offering a haven of tranquillity. The master suite is a true retreat, complete with its own dressing room and luxurious ensuite bathroom. Additionally, both the master bedroom and the fourth bedroom provide access to a stunning balcony, where you can savour the views of the gardens and enchanting woodland beyond. A well appointed family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all residents.



Outside, the property boasts a generous garage and off-road parking for several cars, ensuring practicality alongside the property's aesthetic appeal. The expansive gardens offer endless possibilities for outdoor activities, gardening, or simply enjoying the serene surroundings, while direct access to the river provides a unique feature that sets this property apart.

With its unparalleled setting, abundant living space, and impressive architectural design, this home is the perfect choice for a growing family seeking both luxury and tranquillity. Experience a lifestyle of comfort and elegance in this remarkable property that truly stands out as one of a kind.

Freehold. Council Tax Band F. EPC C.

#### Hallway

16'8" (5.08m) x 11'4" (3.45m)

#### Downstairs WC

5'2" (1.57m) x 4'4" (1.32m)

#### Cinema Room

9'0" (2.74m) x 8'3" (2.51m)

#### Lounge

18'5" (5.61m) x 14'0" (4.27m)

#### Sitting Room

13'11" (4.24m) x 14'4" (4.37m)

#### Kitchen Dining Room

26'3" (8m) x 13'3" (4.04m)

#### Conservatory

21'11" (6.68m) x 30'11" (9.42m) Max

#### Bedroom One

14'7" (4.45m) x 14'1" (4.29m)

#### En-Suite

7'8" (2.34m) x 6'8" (2.03m)

**Dressing Room** 7'8" (2.34m) x 6'8" (2.03m)

#### Bedroom Two

14'6" (4.42m) x 10'11" (3.33m) To Wardrobe

#### Bedroom Three

12'8" (3.86m) x 13'8" (4.17m) Into Wardrobe Recess

#### Bedroom Four

13'3" (4.04m) x 6'11" (2.11m)

#### Bathroom

10'1" (3.07m) x 10'10" (3.3m)

#### Garage

16'8" (5.08m) x 15'6" (4.72m)











GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	79
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

**Contact Us:**

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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**Disclaimer:** Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.