

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



4



3



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EPC



Council Tax

Dorchester Park, Noctorum

Guide Price  
£440,000

Welcome to the largest traditional styled two storey detached house within this ever popular estate.

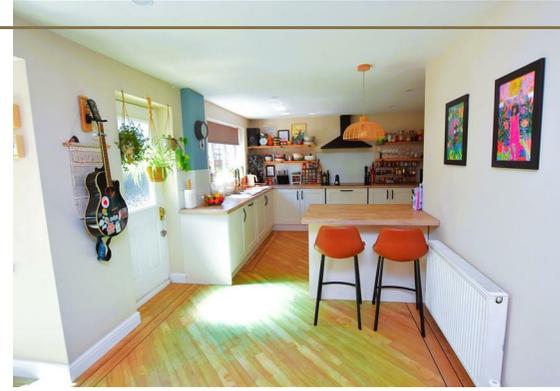
Significantly larger: from hall size, to the hugely impressive kitchen come breakfast room spanning the full width of the house; to the generous landing, fabulous main bedroom and en suite to the size of the family bathroom.

There is also an additional reception room here, created out of what was a double garage. As you see from our floor plan, one garage remains, one reception room added to the overall accommodation. This allows the family to spread out across three reception rooms. Although clearly the hub of the house lies within the XXL kitchen area where there's room for a breakfast table, a sofa whilst there's a breakfast bar is in situ too for that quick pre school breakfast...

Better still is the view (together with patio door access) to a gorgeous south facing, low maintenance rear garden which offers a considerable amount of privacy too.

Focusing back on the hall and landing it's fair to say that it is quite rare indeed to find such space within these areas. The wide hall, widening to the entrance of the kitchen (with double opening doors) also offers full cloakroom facilities. The landing area (see photo) is a suitably generous space to lead onto what are four very impressive sized bedrooms. the primary bedroom in particular is certainly worthy of note. This is simply because it's a large 'double' sized bedroom for any primary bedroom within this price range or indeed over; however the fact there's also a range of wall to wall wardrobes makes it that more impressive. You can also see how roomy as well as smart the en suite shower room is here. As we say, all bedrooms are impressive and the remaining three are service by another generous sized bathroom.





Outdoors and you can see the parking space to the front of the house for three side by side. Over to the rear is this delightful quite recently soft landscaped and designed garden area - designed so clearly for maximum relaxation.

This house design, known as The Arcacia, the largest of the two storey design, and one very much of a traditional design was understandably hugely sought after as this estate was built. In fact few were built, demand high and remains so. Our particular home stands just three 'doors' from the top of the road. A pleasant spot, a handy location. All the usual amenities are nearby. For your directions please Sat Nav: CH43 9HD



# Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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377 Woodchurch Road, Prenton, Wirral,  
Tel: 0151 608 8586  
Email: prenton@b-a-o.com  
www.b-a-o.com

