



**CROFT DRIVE EAST, CALDY**

CH48 1LU

**£1,100,000**

bradshaw  
farnham  
& lea

# 'Holmfield' 21 CROFT DRIVE EAST CH48 1LU

- Five bedrooms
- Substantial gardens
- Indoor swimming pool
- No onward chain
- Highly desired area
- Full of potential

MAGNIFICENT & SUBSTANTIAL FIVE BEDROOM DETACHED HOME LOCATED IN THE HIGHLY SOUGHT-AFTER AREA OF CALDY. BURSTING WITH POTENTIAL, THIS PROPERTY IS AN IDEAL FAMILY HOME!



## **DISTANCE**

WEST KIRBY 2.3 MILES  
HESWALL 3.6 MILES  
LIVERPOOL 11.6 MILES  
CHESTER 18.7 MILES

## **GROUND FLOOR**

- Entrance Hall
- Kitchen
- Lounge
- Dining Room
- Snug
- Cloakroom
- Conservatory
- Swimming Pool

## **FIRST FLOOR**

- Landing
- Five Bedrooms
- Master En-Suite
- Family Bathroom





## DESCRIPTION

This substantial five bedroom detached residence is situated in the highly sought-after area of Caldy. Bursting with potential, this property is an ideal family home. Located a short way from local shops, restaurants and bars along with excellent local transport links and highly regarded schools, it's clear to see why this area is so highly desirable.

The property itself boasts stunning grounds along with an indoor swimming pool and ample off-road parking. The property also boasts a single garage and double garage. To the ground floor of the property, the entrance hall leads to; lounge, conservatory, dining room, kitchen, snug and cloakroom.

The first floor of the property offers five good size bedrooms, the master boasting an en-suite. The family bathroom and further WC are situated to the first floor.





## LOCATION

‘Holmfield’ occupies an enviable location in one of Wirral’s most sought-after residential areas on the peninsular. Set amongst its own gardens and grounds which provide a high degree of privacy. A wide range of services are available in the nearby villages of West Kirby & Heswall including doctors and dentists’ surgeries, parades of shops, restaurants and supermarkets with the cities of Chester and Liverpool both within a short drive offering excellent shopping and leisure facilities. On the educational front there is a choice of both private and state schools in the area including West Kirby, Birkenhead, Avalon and Kings & Queens in Chester. Sporting and leisure facilities are also well catered for with rugby and golf clubs within walking distance at Caldy, Royal Liverpool Golf Club at Hoylake, sailing and windsurfing on the Marine Lake and Dee Estuary and wonderful walks directly from the property through countryside or many of the nearby beaches.

## COMMUNICATIONS

Whilst the property occupies a rural location, it benefits from excellent road communications being 10 minutes from the M53 motorway which provides fast access to Liverpool, while the M56 is 20 minutes away serving Manchester. Getting to Chester is provided by the A540 which provides an abundance of history, shops and restaurants. Travel to London is easy with a sub three-hour rail service from Liverpool, and for international travel both Liverpool and Manchester supply airports.





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