



Westwold Burrows Lane, St Helens, L34 6JW

£850,000



**STAPLETON  
DERBY**



\*\*\*Westwold\*\*\* is an impressive five bedroom detached family home with a one bedroom Annex situated in a much sought after location with stunning gardens, looking over several acres of countryside and beautiful wild life . This home presents an exquisite blend of contemporary living and timeless charm, it really is a true gem in the heart of St Helens. Families will love this property with its grand gated driveway leading up to the house. The accommodation briefly comprises of entrance porch, hallway with Amtico flooring, walk in cloak room, stunning spacious lounge, sitting room, dining room, superb open plan kitchen, Frankie sink, large double glazed window overlooking the private grounds, a fitted comprehensive range of quality units, granite work surfaces, Neff six ring stainless steel burner, extractor, four split level double ovens with grill, built in microwave and steamer all by Neff, separate utility room and very large conservatory. On the second floor, a stunning master bedroom with a lovely outlook over the garden and fields flowing into a luxury En-suite with roll top bath and twin floating sinks. A very large second bedroom overlooking the garden with fully fitted walled wardrobes and drawers situated at the other end of the house. Bedroom three and four are very generous complete with fitted wardrobes. A good size bedroom five is located on the third floor. On the lower ground is a one bedroom annex providing generous seating space, an additional built in kitchen, a large king size bedroom and wet room. Externally there are stunning gardens with an extensive lawn and beautiful summer house which would make a great work space/bar/hosting area or even a play space for the children. A large patio with covered BBQ area allows you to take advantage of the south facing garden. Generous driveway providing ample parking for up to ten cars. Viewing is essential to appreciate the size and finish of this magnificent family home.







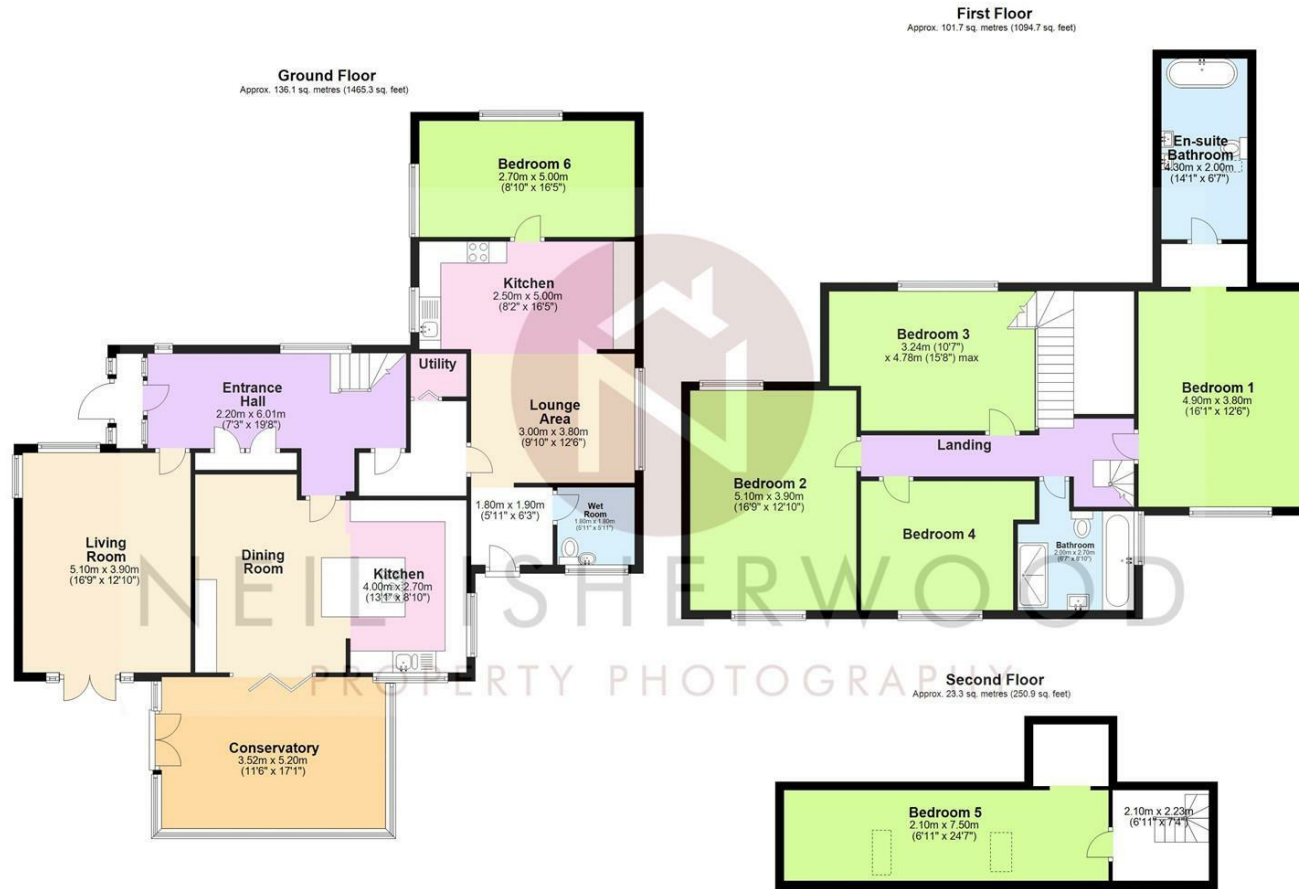






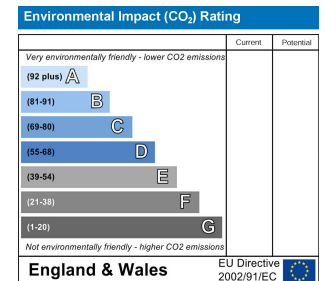
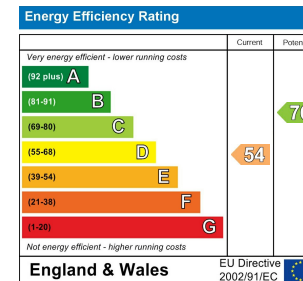


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Total area: approx. 261.1 sq. metres (2810.8 sq. feet)

This floor plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors. Plan produced using PlanUp.



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