



**8 Heydon Close, Formby, Liverpool, Merseyside. L37 2YX**

**£595,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this stunning true bungalow which has recently undergone a full programme of renovation and offers cleverly re-designed and extended accommodation, which is perfect if you are seeking a home that you can literally just walk into. Interior inspection is highly recommended to fully appreciate the spacious and versatile accommodation on offer which includes a superb kitchen with a dining area which opens into a large entertaining room with bi-folding doors, laundry room, study. three double bedrooms and two luxury bathrooms. Occupying an enviable position in a cul-de-sac location with beautiful landscaped gardens, convenient for Formby railway station, local shops, local primary and secondary schools, Cambridge field and Formby beach. NO UPWARD CHAIN.

## FEATURES

- EXTENDED & REFURBISHED TRUE BUNGALOW
- TWO ENTERTAINING ROOMS AND STUDY
- STUNNING KITCHEN OPEN TO A DINING/FAMILY ROOM
- PRIMARY BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS
- LUXURY FAMILY BATH/SHOWER ROOM
- LANDSCAPED GARDENS WITH A SOUTHERLY FACING REAR ASPECT
- AMPLE OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Spacious Entrance Hall

Black composite entrance door with an opaque double glazed window to side; 'herringbone' laminate flooring; loft access; double opening doors leading to the fabulous kitchen/diner/family room.

### Stunning Kitchen open to a Dining Area

30' 03" x 13' 01" (9.22m x 3.99m) reducing to 9'07" (2.92m)

Excellent range of grey shaker style base, wall and pan drawers with 'Quartz' working surfaces and under unit lighting; 'Neff' appliances to include a dishwasher, refrigerator, induction hob with a cooker hood above; electric oven and microwave/grill in a housing unit; one and a half sink unit with mixer tap; centre island with cupboards and pan drawers and a breakfast bar; 'herringbone' laminate flooring; double glazed window and door leading onto the rear south facing patio: open to spacious rear Entertaining Room

### Laundry Room

Grey shaker style base, wall and drawer units with 'Quartz' working surfaces; one and a half bowl sink unit with mixer tap; 'Hotpoint' washing machine, tumble dryer and freezer; cupboard housing an 'Ideal' gas heating boiler; 'herringbone' laminate flooring; double glazed window.

### Spacious Rear Entertaining Room

19' 10" x 16' 06" (6.05m x 5.03m) Bi-folding doors opening onto the south facing landscaped patio and garden; four full length double glazed windows; open to kitchen/dining area.

### Study

Double glazed window to rear.

### Primary Bedroom

14' 00" x 11' 04" (4.27m x 3.45m) Double glazed window to front.

### Luxury Ensuite Shower Room

Suite comprising a low level wc; contemporary dark 'oak' wall hung wash hand basin with drawers below; large shower enclosure fitted with a mains shower with a rainfall and hand held shower attachment wall hung dark 'oak' bathroom storage cupboard; ladder style heated towel rail; double glazed opaque window.

### Bedroom No. 2

11' 01" x 10' 11" (3.38m x 3.33m) (excluding door well) Double glazed window to front.

### Bedroom No. 3

16' 01" x 8' 02" (4.90m x 2.49m) Double glazed window to front.



## ROOM DESCRIPTIONS

### Luxury Family Bath/Shower Room

Suite comprising a contemporary wall hung wash hand basin with drawer below and mirrored cabinet above; oval shaped bath with freestanding bath shower mixer tap; recess shelving; low level wc; shower enclosure fitted with a mains shower; tiled walls and flooring; extractor fan; contemporary radiator; double glazed opaque window.

### OUTSIDE

#### Gardens

Landscaped gardens are to the front and rear. The low walled front garden is laid to lawn with a gravelled driveway providing ample parking with a side gate accessing the rear garden. The south facing rear garden has a patio area and is laid to lawn with borders containing shrubs and plants.

### PLEASE NOTE

Property Disclaimer

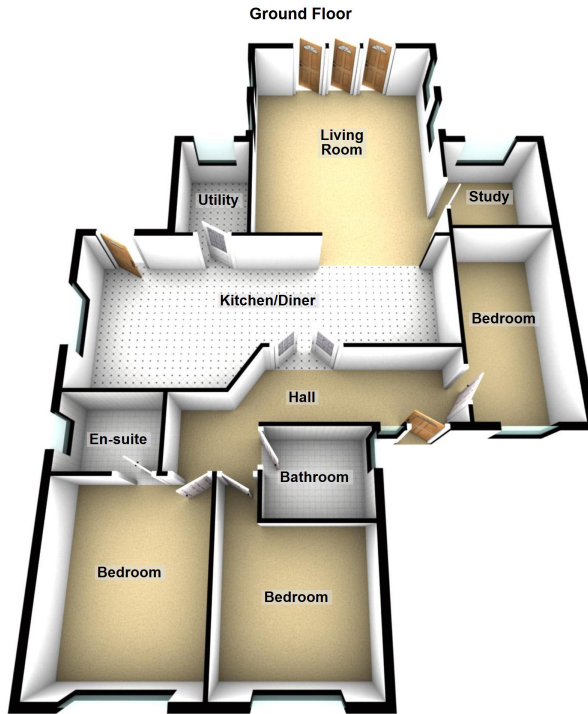
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order \*\*








# FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.

| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92+)  | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   |           |
| (69-80)  | <b>C</b> |   | <b>83</b> |
| (55-68)  | <b>D</b> | <b>70</b>   |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |

