



Holmfield Park,
Formby, L37 3RB

Offers Over £795,000

SM

STEPHANIE MACNAB
ESTATE AGENT

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Holmfield Park is a private CUL-DE-SAC of bespoke built properties with no two properties being the same.

This property was constructed 27 years ago, and the vendor's goal was to create a SUBSTANTIAL family home. This DETACHED property exceeds 3,700 sq ft internally and rests proudly on a plot of 0.16 an acre.

The FLOORPLAN illustrates the layout, and an impressive feature is the entrance hall with its CENTRAL ATRIUM and roof lights together with the GALLERIED LANDING. The THREE RECEPTION ROOMS flow very well leading from one room to the next and the SUN ROOM. An ideal home for hosting family and friends during the summer or winter months. The DINING KITCHEN is the heart of the home and the UTILITY ROOM is adjacent.

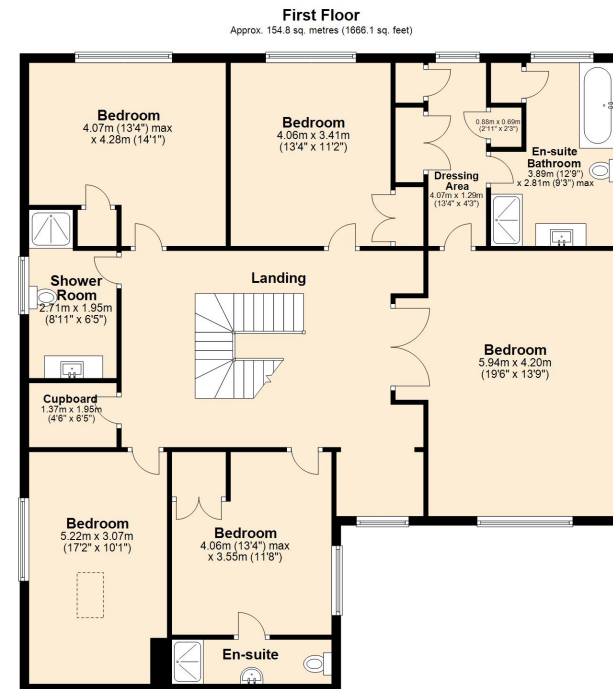
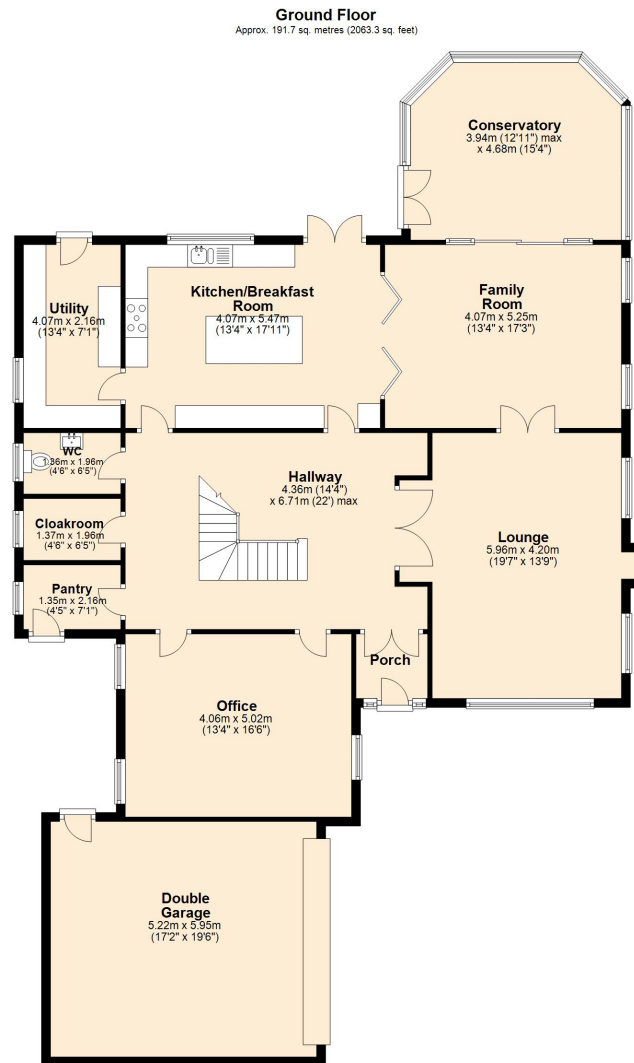
Upstairs, the FIVE DOUBLE BEDROOMS are all accessed directly from the galleried landing. The MAIN BEDROOM has a DRESSING AREA and EN-SUITE BATHROOM. The GUEST BEDROOM also has an EN-SUITE SHOWER ROOM.

There is extensive OFF-ROAD parking for several cars and a DOUBLE GARAGE. The rear garden has given the vendors great pleasure, it is well cared for and abundant with a variety of seasonal plants. There is a large patio area where you can relax and enjoy the evening sun whilst watching the children play on the lawn.

To view, call 01704 516 626. Follow us on Facebook







Total area: approx. 346.5 sq. metres (3729.4 sq. feet)

Plan produced using PlanUp.

