



Sandhurst Close,  
Formby, L37 2FP

**Offers Over £700,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

Step into luxury living with this METICULOUSLY CRAFTED and STUNNINGLY TRANSFORMED property, showcased in our captivating VIDEO TOUR. Witness the seamless fusion of contemporary elegance and practical functionality as this home has been thoughtfully EXTENDED and RENOVATED to cater to MODERN LIVING.

From the moment you lay eyes on the property, its KERB APPEAL CAPTIVATES, setting the stage for the splendour that awaits within. PRECISION and ATTENTION TO DETAIL are evident throughout, from the STRIKING CANTILEVERED ROOF to the INNOVATIVE FLOATING CORNER BI-FOLDING DOORS and the exquisite use of FULL-HEIGHT MARBLE PANELS as a design centrepiece.

Upon entering, you are greeted by a luminous and spacious ENTRANCE HALL adorned in a calming neutral palette, a theme that gracefully continues throughout the home. Prepare to be delighted by the IMPRESSIVE OPEN-PLAN LIVING SPACE and KITCHEN, an entertainer's dream boasting seamless flow and discreet built-in amenities such as a bar and coffee station, ensuring effortless hosting day or night.

Retreat to the MAIN SUITE, offering generous proportions, ample FITTED FURNITURE, and a LUXURIOUS EN-SUITE WET ROOM. TWO ADDITIONAL spacious double BEDROOMS and a family BATHROOM uphold the same impeccable standards of design and comfort.

Practicality meets style with thoughtful additions, including a UTILITY ROOM, GUEST WC, and CLOAKS CUPBOARD, enhancing the functionality of the home.

OUTSIDE, the front of the property has been meticulously LANDSCAPED to exude style and elegance while requiring MINIMAL MAINTENANCE. A BLOCK-PAVED DRIVEWAY offers parking for multiple vehicles, while raised flower beds effortlessly mask any signs of neglect during extended absences.

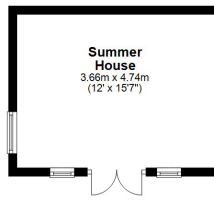
The REAR GARDEN awaits your personal touch, presenting a blank canvas for creating your own outdoor oasis.

Experience the unrivalled allure of this home first-hand - seeing is truly believing. Don't miss out on the opportunity to make this property your own. Book your viewing today and step into a world of luxury living.

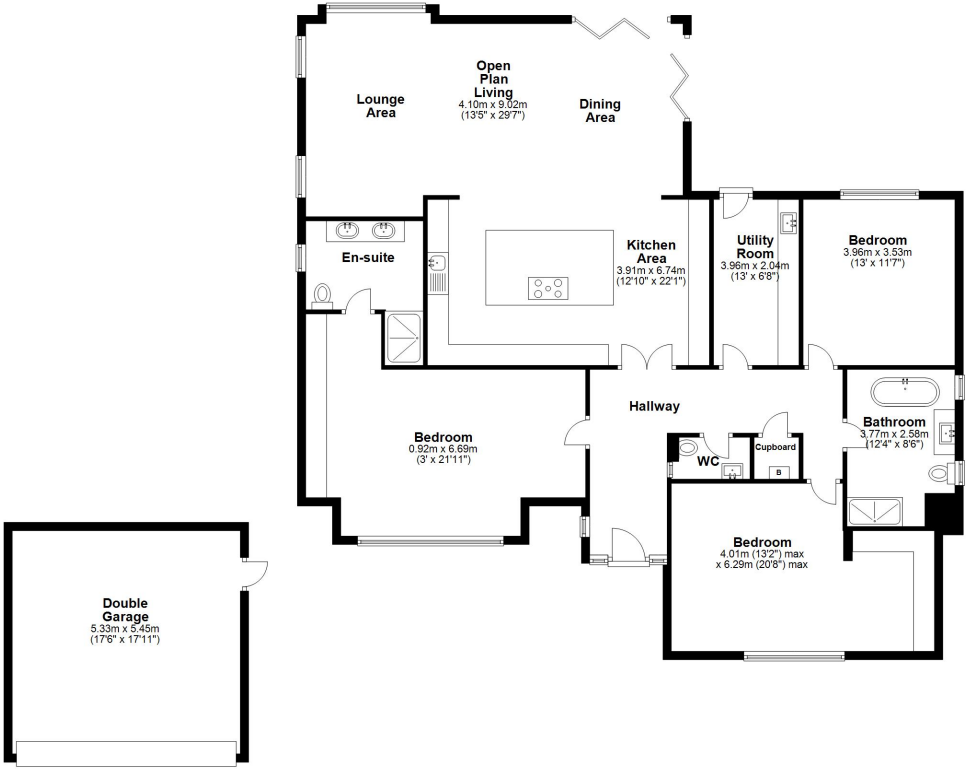








**Ground Floor**  
Approx. 227.2 sq. metres (2445.0 sq. feet)



Total area: approx. 227.2 sq. metres (2445.0 sq. feet)

Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</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	

