COLETTE GUNTER Estate Agents

52 Victoria Road, Formby, Liverpool, Merseyside. L37 1LL

Offers in Region of £1,095,000 Freehold

FOR SALE

Formby
27, Elbow Lane, Liverpool, L37 4AB

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PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this stunning architecturally designed detached house. Only by interior inspection can the spacious living accommodation which extends to approximately 3400 square feet be fully appreciated. The property which was newly constructed in 2018 has been built and finished to an exacting standard and occupies a commanding position within one of the North West's most prestigious locations. Conveniently situated for Formby Village with its wide variety of restaurants, coffee bars and local shops, well placed for championship golf courses including Formby, Hillside and Birkdale and within the catchment area for some excellent Primary & Secondary Schools including private schools St Marys & Merchant Taylors girls and boys schools in Crosby which is just 8 miles away and not to mention only a short walk to The National Pinewoods Nature Reserve and Beach. An enviable location is just one of the superb advantages defining this property.

FEATURES

- EXECUTIVE GATED DETACHED HOUSE
- APPROXIMATELY 3400 SQUARE FEET OF LIVING SPACE
- SPACIOUS ENTERTAINING ROOM
- SUPERB KITCHEN OPEN TO DINING ROOM OPEN TO FAMILY ROOM
- LAUNDRY ROOM
- MASTER SUITE WITH DRESSING ROOM & LUXURY EN-SUITE SHOWER ROOM
- THREE FURTHER DOUBLE BEDROOMS ONE WITH EN-SUITE SHOWER ROOM
- LUXURY FAMILY BATHROOM/SHOWER ROOM
- 'VILLEROY & BOCH' SANITARY FIXTURES
- GAS HEATING & UNDERFLOOR HEATING TO THE GROUND FLOOR
- LARGE INTEGRAL GARAGE WITH REMOTELY ACCESSED DOOR
- OFF ROAD PARKING & LANDSCAPED GARDENS TO FRONT AND REAR

ROOM DESCRIPTIONS

Spacious Reception Hall
14' 11" x 13' 1" (4.55m x 3.99m) Oak door with feature double glazed window to side; polished porcelain tiled floor; underfloor heating; oak turned staircase to first floor with glazed balustrade.

Cloak Room
7' 3" x 5' 4" (2.21m x 1.63m) Open shelving and hanging rails; polished porcelain tiled floor; underfloor heating; automatic light.

Ground Floor W.C.
7' 3" x 6' 2" (2.21m x 1.88m) Villeroy & Boch suite comprising of a wall hung wash hand basin with mixer tap and drawer below; low level W.C. with concealed cistern; polished porcelain tiled floor; underfloor heating; part tiled walls; extractor fan.

Spacious Entertaining Room
18' 7" x 15' 5" (5.66m x 4.70m) U.P.V.C. framed double glazed window to front.

Superb Kitchen open to Dining/Family Room
33' 4" x 15' 4" (10.16m x 4.67m) Individually designed range of modern soft close base, wall and drawer units; larder storage; quartz working surfaces incorporating a Caple one and a half bowl sink unit with mixer tap; integrated Neff appliances to include two double electric ovens, microwave and coffee machine; integrated refrigerator and freezer; feature centre island with quartz working surface incorporating Siemens electric induction hob with streamline extractor above; two ring integrated gas hob; integrated Caple wine cooler; breakfast bar with pendent lighting above; polished porcelain tiled floor; underfloor heating; U.P.V.C. framed bi-folding doors opening to rear garden; three U.P.V.C. framed double glazed windows to side.

Laundry Room
9' 6" x 7' 3" (2.90m x 2.21m) Base units to compliment kitchen; quartz working surfaces incorporating Franke inset stainless steel sink with mixer tap; Caple integrated tumble dryer; integrated washing machine; chrome ladder style radiator; polished porcelain tiled floor; underfloor heating; glazed composite door to side.

First Floor

Galleried Landing
Oak banister with glazed balustrade; two remotely accessed and water sensitive U.P.V.C. framed double glazed Velux windows to front; loft access.

Master Bedroom
19' 4" x 12' 11" (5.89m x 3.94m) Feature atrium style U.P.V.C. framed double glazed windows to front.

Walk-in Wardrobe
8' 10" x 6' 2" (2.69m x 1.88m) Open hanging rails and shelving.

Luxury En-Suite Shower Room
9' 2" x 7' 9" (2.79m x 2.36m) Villeroy & Boch suite comprising of a double walk-in wet room style shower with mains fitment, fixed head rainmaker and hand held shower attachment and feature mosaic tiled wall to one side; wall hung wash hand basin with mixer tap and drawer below; low level W.C. with concealed cistern; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed Velux window; extractor fan.

Bedroom No. 2
15' 5" x 14' 4" (4.70m x 4.37m) Three U.P.V.C. framed double glazed windows to front.

En- Suite Shower Room
7' 11" x 4' 1" (2.41m x 1.24m) Villeroy & Boch Suite comprising of a large tiled shower compartment fitted with electric shower; wall hung wash hand basin with mixer tap and drawer below; low level W.C. with concealed cistern; tiled walls; tiled floor; extractor fan.

Bedroom No. 3
15' 4" x 14' 4" (4.67m x 4.37m) U.P.V.C. framed double glazed window.

Bedroom No. 4
15' 4" x 13' 8" (4.67m x 4.17m) Two U.P.V.C. framed double glazed windows.

Walk-in Wardrobe
8' 6" x 4' 11" (2.59m x 1.50m)

Beautiful Family Bathroom/Shower Room
11' 0" x 8' 5" (3.35m x 2.57m) (maximum dimensions) Villeroy & Boch suite comprising of a luxury freestanding oval bath with freestanding mixer tap and hand held shower attachment; double wet room style shower with mains fitment with fixed head rainmaker and hand held shower attachment; wall hung wash hand basin with mixer tap and drawer below; low level W.C. with concealed cistern; tiled walls; tiled floor; chrome ladder style radiator; shaver point; fitted wall mirror; extractor fan; rain sensitive U.P.V.C. framed double glazed Velux window.

Outside

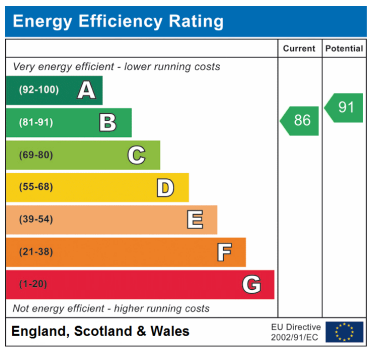
Integral Garage
19' 8" x 17' 5" (5.99m x 5.31m) Remote controlled electric door; wall mounted Worcester gas heating boiler; power and light; personal door to property.

Gardens
Double opening electric gates lead onto a block paved driveway providing ample off road parking and access to garage, with additional pedestrian gated access. There are mature trees and a pathway which leads to the front door and side gated access to the rear. The rear garden is laid to lawn with an extensive block paved patio.

PLEASE NOTE

**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 **

EPC



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