



**5 Village Way, Hightown, Liverpool, Merseyside. L38 9EH**

**£495,000 Freehold**

**REDUCED**



## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this stunning detached family house which occupies a pleasant elevated position and is set within good sized landscaped gardens. The property which was newly constructed in 2015 has a highly efficient energy rating (EPC rating B/84) and has been completed to an exacting standard using quality materials and offers contemporary and versatile accommodation throughout. The present owner has thoughtfully extended to the side of the house to create a superb orangery adding further living accommodation and taking full advantage of the views over the rear garden. Situated in a popular location which is convenient for Hightown Village, Beach and Hightown Railway Station with transport links to Liverpool & Southport. EARLY VIEWING ADVISED.

## FEATURES

- ENTERTAINING ROOM
- STUNNING ORANGERY
- STUDY
- KITCHEN OPEN TO DINING ROOM
- CLOAKROOM/WC & UTILITY ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM WITH W.C.
- FAMILY BATHROOM WITH W.C.
- DOUBLE GLAZING & GAS HEATING SYSTEM
- GOOD SIZE REAR GARDEN & AMPLE PARKING



## ROOM DESCRIPTIONS

### Entrance Hall

U.P.V.C. framed double glazed 'Composite' front door; tiled floor; stairs to first floor with glass balustrade.

### Cloakroom/W.C

Suite comprising of a pedestal wash hand basin with mixer tap and low level W.C; tiled walls; tiled floor; extractor.

### Front Entertaining Room

10' 3" x 18' 2" (3.12m x 5.54m) U.P.V.C. framed double glazed full length window to front; door to:-

### Stunning Orangery with Roof Lantern

13' 06" x 12' 07" (4.11m x 3.84m) U.P.V.C. framed double glazed window to front and two U.P.V.C framed opaque windows to side; roof lantern; laminate flooring; feature 'Evoke' contemporary remote controlled log effect gas fire; U.P.V.C framed bi-folding doors opening onto the rear patio and garden.

### Study

5' 6" x 10' 1" (1.68m x 3.07m) U.P.V.C. framed double glazed window to front.

### Spacious Kitchen open to Dining Area

23' 1" x 9' 7" (7.04m x 2.92m) Superb range of grey high gloss base, wall and drawer units; one and a half bowl single drainer stainless steel sink unit with mixer tap; built under electric oven and grill; ceramic hob with extractor canopy above; integrated refrigerator/freezer and dishwasher; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear; U.P.V.C. framed double glazed sliding patio door to the rear patio and garden.

### Utility Room

Wall units; plumbing for automatic washing machine; space for tumble dryer; extractor fan; tiled floor; U.P.V.C. framed double glazed window and door to side.

### First Floor

#### Landing

Ash wood and glass balustrade; linen cupboard housing gas heating boiler.

#### Bedroom No. 1

10' 4" x 13' 10" into window (3.15m x 4.22m) U.P.V.C. framed double glazed full length window to front.



## ROOM DESCRIPTIONS

### En-suite Shower Room with W.C.

Suite comprising of a tiled shower compartment fitted with mains shower; pedestal wash hand basin with mixer tap; low level W.C.; extractor fan; part tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom No. 2

9' 7" x 11' 11" maximum dimensions (2.92m x 3.63m)  
U.P.V.C. framed double glazed window to rear.

### Bedroom No. 3

9' 7" x 10' 11" maximum dimensions (2.92m x 3.33m)  
U.P.V.C. framed double glazed window to rear.

### Bedroom No. 4

9' 3" x 9' 2" (2.82m x 2.79m) Two U.P.V.C. framed double glazed windows to front.

### Family Bathroom with W.C.

Suite comprising of a 'P' shaped bath with mains fitment; shower screen; inset wash hand basin in vanity unit with mixer tap and cupboards below; low level W.C.; chrome ladder style radiator; part tiled walls; tiled floor; U.P.V.C. framed double glazed window with obscure glass.

### Outside

### Gardens

The walled front garden is block paved providing ample off road parking. The enclosed rear and westerly facing side gardens are laid to lawn with two paved patio areas

### Note

This property has a septic tank.

### 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

