



Cambridge Road,  
Formby, L37 2EL

**OFFERS OVER  
£700,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## Stunning Four-Bedroom Detached Home with Extensive Gardens and High-Spec Interior

Occupying a GENEROUS PLOT of approximately 0.22 acres, this BEAUTIFULLY PRESENTED DETACHED HOME offers a rare combination of stylish OPEN-PLAN LIVING, cutting-edge technology, and wonderful outdoor space — ideal for modern family life.

The property is approached via an EXTENSIVE BLOCK-PAVED DRIVEWAY offering parking for multiple vehicles, with an electric car charging port and a GOOD-SIZED GARAGE, complete with an electric door and useful mezzanine storage.

Inside, the welcoming HALLWAY leads to a superb OPEN-PLAN KITCHEN, DINING and LIVING SPACE, designed for contemporary living and entertaining. The sleek kitchen features an extensive range of fitted cabinetry, a large central island, and integrated appliances, all finished to a high standard. Double sliding doors flood the living space with natural light and offer a seamless flow to the large patio and landscaped gardens beyond.

TWO ADDITIONAL RECEPTION ROOMS offer versatile living options, ideal for a HOME OFFICE, PLAYROOM or separate LOUNGE.

Throughout the home, hot water underfloor heating to the kitchen/diner and conventional radiators elsewhere are all smartly controlled via a Nest thermostat system, linked to a user-friendly app. Full-fibre BT broadband (140+ Mbps) ensures the property is perfectly suited for busy households or those working from home on video calls all day.

Upstairs, there are FOUR GENEROUS DOUBLE BEDROOMS, TWO with stylish EN-SUITES, and a luxurious FAMILY BATHROOM, all finished with quality fittings and tasteful décor. The bright and spacious landing is enhanced by a feature skylight, bringing further natural light into the centre of the home.

The LANDSCAPED REAR GARDEN is a standout feature — offering a large paved terrace ideal for outdoor entertaining, mature borders, a lawned garden, wildlife pond, and a greenhouse. A private and tranquil space, perfect for families or keen gardeners.

This STUNNING HOME must be viewed to fully appreciate the space, finish, and outstanding outdoor setting on offer.



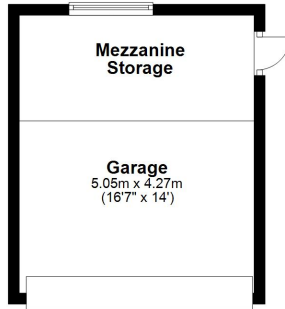




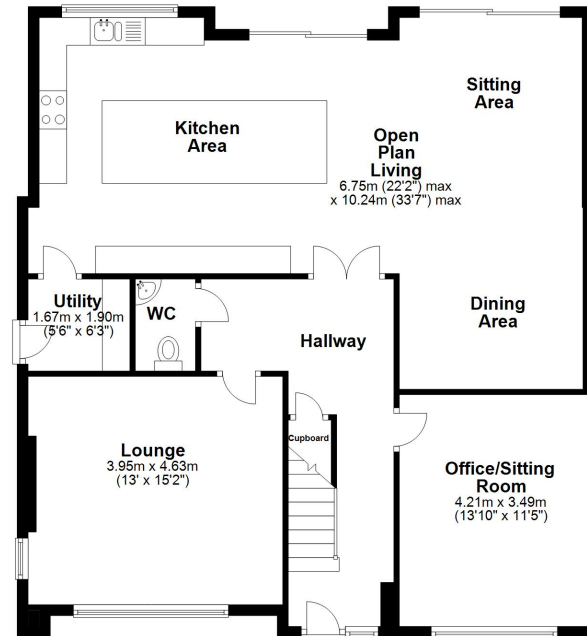








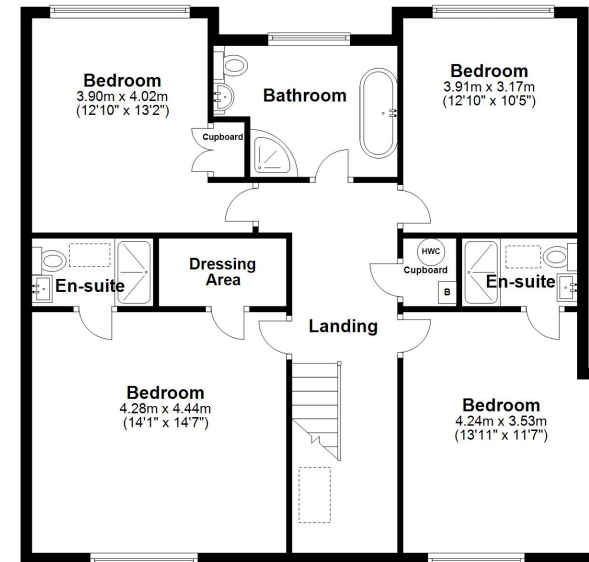
**Ground Floor**  
Approx. 131.1 sq. metres (1411.6 sq. feet)



Total area: approx. 225.8 sq. metres (2430.8 sq. feet)

Plan produced using PlanUp.

**First Floor**  
Approx. 94.7 sq. metres (1019.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive  
2002/91/EC