



**31 Shireburn Road, Formby, Liverpool, Merseyside. L37 1LR**

**£3,500,000**

**FOR SALE**



## PROPERTY DESCRIPTION

A unique, stunning detached property which is situated in one of the most sought after locations in the North West. Built over 3 storeys, this property has been built to exacting standards by a leading and highly respected construction company. This family home offers every modern comfort including 5 en-suite bedrooms, 2 dressing rooms, the superb obligatory open plan kitchen, dining and spacious family room. Further features include a formal lounge and a cinema/media room. Energy efficiency is maximised throughout with extensive insulation and underfloor heating. Externally the property is set in immaculately landscaped gardens which generate a refined yet contemporary environment, with the added advantage of being westerly facing to the rear and views to the front over Formby Golf Course.

## FEATURES

- STUNNING SOUGHT AFTER LOCATION
- FORMAL ENTERTAINING ROOM, MEDIA/CINEMA ROOM
- CLOAKROOM/W.C., LAUNDRY ROOM
- SUPERB KITCHEN OPEN TO DINING AREA OPEN TO... SPACIOUS FAMILY ROOM
- FIVE BEDROOMS (2 WITH DRESSING ROOMS)
- FIVE LUXURY EN-SUITE BATH & SHOWER ROOMS
- DOUBLE GLAZING, GAS HEATING SYSTEM  
PORCELAIN TILED FLOORS WITH UNDERFLOOR HEATING
- DETACHED GARDEN ROOM/OFFICE
- DOUBLE GARAGE, AMPLE PARKING FOR SEVERAL VEHICLES
- LANDSCAPED GARDENS, WESTERLY REAR ASPECT VIEWS TO THE FRONT OVER FORMBY GOLF COURSE



## ROOM DESCRIPTIONS

### Spacious Reception Hall

Regency style front door with double glazed side panels; porcelain tiled floor; understairs storage.

### Cloakroom/W.C.

Suite comprising a wall hung wash hand basin in vanity unit with mixer tap and drawers below and low level W.C.; chrome ladder style radiator; extractor; (All Not Tested); porcelain tiled floor; tiled walls.

### Entertaining Room 16'00" x 15'04" (4.88m x 4.67m)

Double glazed box bay window to front.

### Cinema/Media Room 18'03" x 13'10" (5.56m x 4.22m)

Three double glazed windows to front.

### Kitchen open to Dining open to Superb Family Room 38'05" x 33'04" reducing to 11'08" (11.71m x 10.16m, 3.56m)

Range of high gloss and walnut effect base, wall and drawer units; quartz working surfaces incorporating an inset stainless steel sink unit with mixer tap; 'Neff' integrated electric oven and microwave combination oven in housing unit; integrated larder refrigerator and freezer; 'Bosch' integrated dishwasher; integrated wine cooler; pull out bin store; pan drawers; peninsular with quartz working surface incorporating 'Neff' induction hob with built in extractor; (All Not Tested); breakfast bar and pan drawers; double glazed window to rear; porcelain tiled floor; open to...

### Dining Area

Porcelain tiled floor; double glazed, double opening French doors to rear garden; double glazed window to side and rear; open to...

### Spacious Family Room

Feature fireplace fitted with log burning stove (Not Tested); porcelain tiled floor; double glazed bi-folding doors to rear garden.

### Laundry Room 10'08" x 6'04" (3.25m x 1.93m)

Base cupboard; storage cupboard with shelving; quartz working surface incorporating an inset stainless steel sink unit with mixer tap; plumbing for automatic washing machine, space for tumble dryer; walk-in boiler cupboard housing wall mounted 'Baxi' gas heating boiler; (All Not Tested); porcelain tiled floor; double glazed door and window to side.

### First Floor

#### Landing

Double glazed window to front; two built in cupboards with double opening doors.

### Bedroom No. 1 29'05" into recess x 18'06" (maximum dimensions) (8.97m x 5.64m)

Three double glazed windows to rear; double glazed window to side

### Dressing Room

Superb range of open robes with spilt and full length hanging rails, shelving and drawer units.

### Luxury En-Suite Shower Room/Bathroom 13'04" x 8'02" (4.06m x 2.49m)

Suite comprising a water fall marble tiled sided bath with mixer tap and hand held shower attachment; large walk-in shower compartment with 'Mira' mains fitment, fixed head rain maker and hand held shower attachment; wall hung wash hand basin in vanity unit with mixer tap and drawers below; low level W.C.; chrome ladder style radiator; (All Not Tested); water fall marble tiled walls and floor; vaulted ceiling fitted with double glazed Velux window.

### Bedroom No. 2 19'06" x 13'09" (5.94m x 4.19m)

Three double glazed windows to rear; built in wardrobes with hanging rails and shelving; dressing table with knee hole and drawers.



## ROOM DESCRIPTIONS

### En-Suite Shower Room 11'10" x 5'04" (3.61m x 1.63m)

Suite comprising a tiled shower compartment with mains fitment, fixed head and hand held shower attachment, wall hung wash hand basin in vanity unit with mixer tap and drawers below and low level W.C.; chrome ladder style radiator; (All Not Tested); tiled walls and floor; vaulted ceiling with double glazed Velux window.

### Bedroom No. 3 16'00" x 15'04" (4.88m x 4.67m)

Three double glazed windows to front; built in wardrobes to one wall with hanging rails, overhead cupboards and media recess.

### En-Suite Shower Room 11'10" x 5'04" (3.61m x 1.63m)

Suite comprising a tiled shower compartment with mains fitment, fixed head and hand held shower attachment, inset wash hand basin in vanity unit with mixer tap and cupboard below and low level W.C.; chrome ladder style radiator; (All Not Tested); tiled walls and floor; vaulted ceiling with double glazed Velux window.

### Bedroom No. 4 13'09" x 12'02" (4.19m x 3.71m)

Three double glazed windows to front; walk-in wardrobe with open split and full length hanging rails, shelving and drawers.

### En-Suite Shower Room

Suite comprising a tiled shower compartment with mains fitment, fixed head shower and hand held shower attachment, inset wash hand basin in vanity unit with mixer tap and cupboards below and low level W.C.; chrome ladder style radiator; (All Not Tested); tiled walls and floor; vaulted ceiling with double glazed Velux window.

### Second Floor

### Bedroom No. 5 26'02" x 13'07" (7.98m x 4.14m)

Double glazed window to rear; eaves storage.

### Dressing Room

Open robes with split and full length hanging rails, shelving and drawers.

### Luxury En-Suite Bathroom/Shower Room

Suite comprising a panelled bath with centre mixer tap and hand held shower attachment, tiled shower compartment with mains fitment, fixed head and hand held shower attachment, wall hung wash hand basin with mixer tap and drawers below and low level w.c.; chrome ladder style radiator; (All Not Tested); water fall marble tiled walls and floor; vaulted ceiling with double glazed Velux window.

### Outside

### Carport

### Double Garage

Two electrically operated doors, power and light.

### Studio/Home Office

Double glazed sliding patio door with matching side panel

### Gardens

Gardens are present to front and rear. The front garden is laid to lawn with extensive brick paved driveway providing ample parking which leads to the double garages. The enclosed westerly facing rear garden is laid to lawn with extensive limestone patio and a back drop of mature trees.

### 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

