



Phillips Lane, Formby,
L37 4AY

£825,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This striking NEW BUILD FREEHOLD property offers a rare opportunity to acquire a turn-key home in the heart of Formby, set within a SECURE GATED PLOT on a mature, tree-lined road just a short walk from the village. Designed with modern living in mind, the house balances generous proportions with a superb specification, all offered with the benefit of NO ONWARD CHAIN.

The ground floor is arranged around a spectacular OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM – the true heart of the home. This impressive space features a large island with breakfast bar seating, bespoke cabinetry, premium appliances, and a stunning bank of BI-FOLD DOORS that open seamlessly to the WEST-FACING GARDEN. A roof lantern floods the room with light, creating a bright and sociable setting for everyday family life and entertaining alike. Complementing this, the property provides a SEPARATE LOUNGE with picture window and feature fireplace, and an additional SITTING ROOM offering flexibility as a snug, playroom or home office. A utility room and ground-floor WC complete the layout.

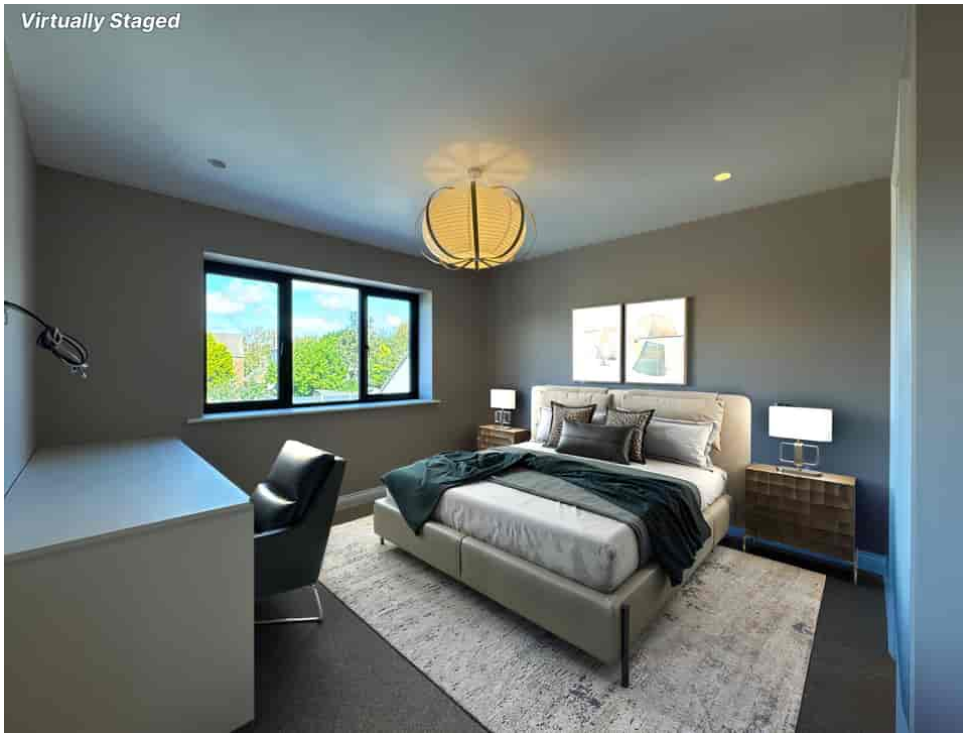
Upstairs, the first-floor landing is a statement in itself, with a full-height window overlooking the frontage and casting light throughout. The MASTER BEDROOM enjoys a beautifully appointed EN-SUITE with walk-in shower and bath. A second bedroom also benefits from an EN-SUITE, whilst the remaining two bedrooms are connected via a JACK & JILL SHOWER ROOM – a superb arrangement for family living or visiting guests. All bathrooms are finished to a high standard, combining sleek tiling, quality fittings and elegant design.

Externally, the house stands proudly behind gates, with an EXTENSIVE BLOCK-PAVED DRIVEWAY providing AMPLE OFF-ROAD PARKING. The REAR GARDEN is landscaped with a wide patio and newly laid lawn, offering the ideal environment for outdoor dining, summer entertaining and relaxed family living.



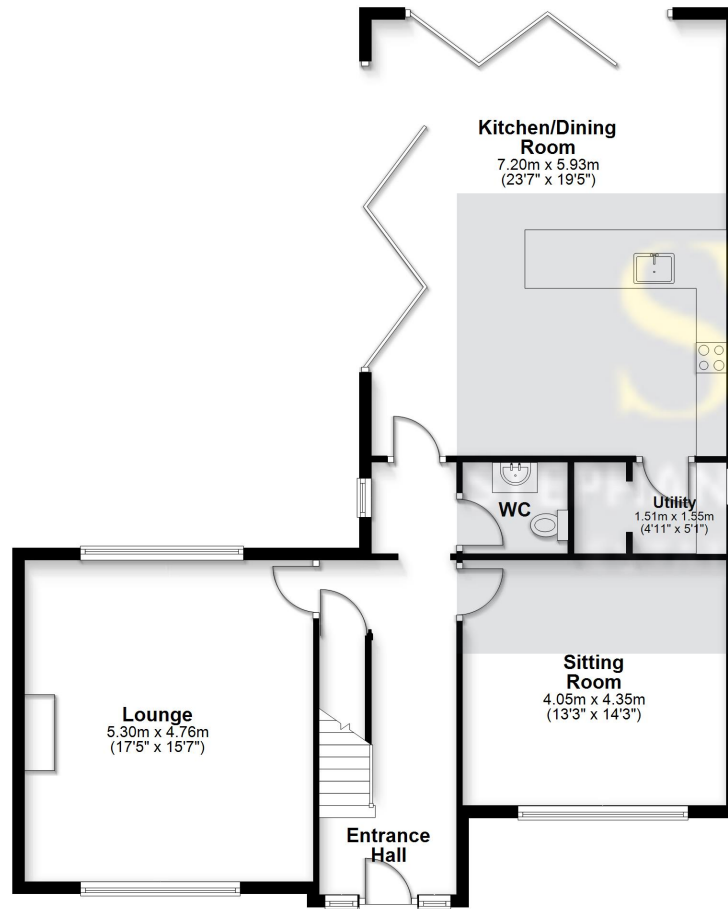


Virtually Staged



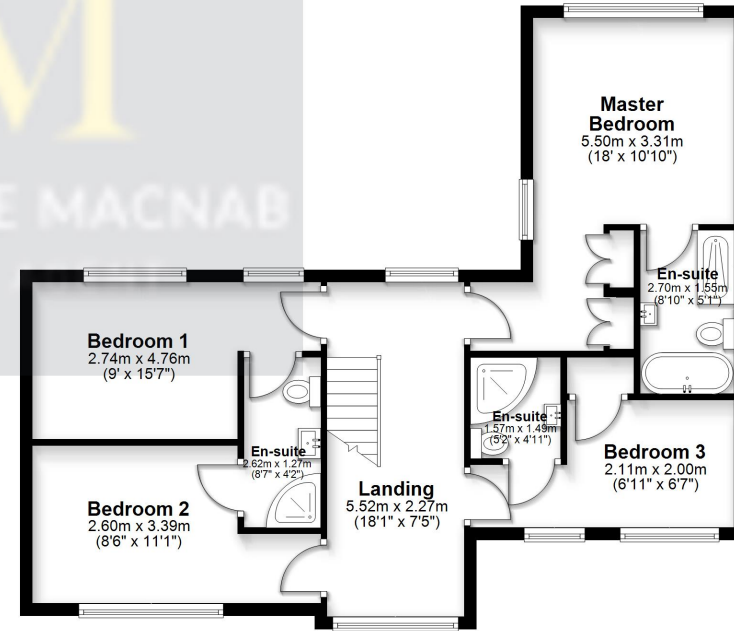
Ground Floor

Approx. 109.1 sq. metres (1173.9 sq. feet)



First Floor

Approx. 70.5 sq. metres (758.4 sq. feet)



Total area: approx. 179.5 sq. metres (1932.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.