



Church Road, Formby,
L37 3ND

OFFERS OVER
£900,000

SM
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Set behind PRIVATE GATED ACCESS and positioned well back from the road, this impressive contemporary home was built in 2017 by a REPUTABLE LOCAL BUILDER and stands on a generous 0.23-ACRE PLOT with a SOUTH-FACING REAR ASPECT. Offering over 3,300 SQ FT of carefully designed accommodation, the house combines modern architecture with a superb family layout. The mature boundaries and wide frontage create an excellent sense of privacy and arrival.

A spacious entrance hall sets the tone, with polished tiled flooring and a contemporary staircase leading to the large galleried landing. The ground floor centres around a superb OPEN-PLAN KITCHEN, DINING AND LIVING SPACE, featuring vaulted ceilings, extensive glazing and french doors that open directly onto the garden. The kitchen is sleek and stylish, fitted with integrated appliances and a central ISLAND WITH BREAKFAST BAR, offering an ideal blend of practicality and social space. A separate LOUNGE provides a quiet and elegant reception room, while the CINEMA ROOM—complete with feature lighting—offers an impressive dedicated entertainment space.

The remainder of the ground floor includes a UTILITY ROOM and a WC. Upstairs, the layout is particularly well suited to families, with FOUR DOUBLE BEDROOMS plus a FIFTH BEDROOM which is currently fitted out as a WALK-IN WARDROBE. The principal bedroom features a modern EN-SUITE and WALK-IN WARDROBE. Bedrooms 2 and 3 share a JACK-AND-JILL EN-SUITE, while a further FAMILY BATHROOM serves the remaining rooms. The landing itself is a striking space, generous in proportion and filled with natural light.

Externally, the SOUTH-FACING REAR GARDEN is a standout feature—private, mature and ideal for outdoor living, with a large terrace and lawned areas framed by established planting. The wide, gated frontage provides AMPLE PARKING and access to the DETACHED DOUBLE GARAGE. With NO ONWARD CHAIN, this is an exceptional opportunity to acquire a substantial modern home in a sought-after Formby location.









Total area: approx. 307.5 sq. metres (3310.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A	87	91	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		