



Foxhill Close, Formby,
L37 2LQ

OFFERS OVER
£550,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Tucked away in a quiet CUL-DE-SAC, just a short stroll from the Pinewoods, this impressive DETACHED home occupies a generous 0.15 acre corner plot and offers nearly 2,700 sq ft of versatile living space, thoughtfully designed for modern family life.

At the heart of the home is a striking OPEN-PLAN KITCHEN and DINING SPACE, flooded with natural light and fitted with contemporary gloss units by Wren, composite worktops, a central island with induction hob, and integrated Neff appliances including an oven, microwave, wine fridge and dishwasher. There's space for an American-style fridge freezer, and full-width BI-FOLD DOORS open directly to the rear garden – creating the perfect indoor-outdoor connection for entertaining and everyday living.

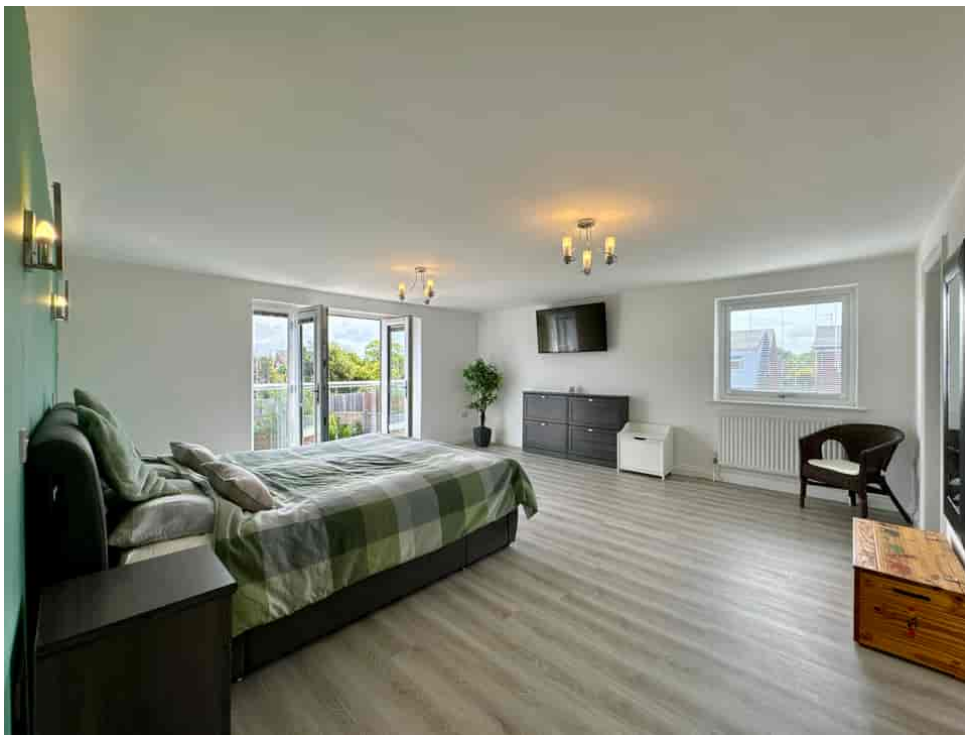
The ground floor offers exceptional flexibility, with a welcoming ENTRANCE HALL, spacious LOUNGE, SNUG, UTILITY ROOM, guest WC and a large FIFTH BEDROOM which would also make an ideal HOME OFFICE or playroom. Upstairs, the layout is equally impressive, with FOUR DOUBLE BEDROOMS and family SHOWER ROOM – the MAIN SUITE is complete with Juliet balcony, WALK-IN WARDROBE and sleek modern EN-SUITE BATHROOM.

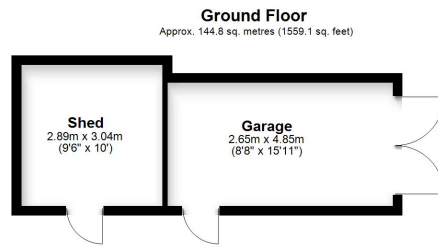
Externally, the property enjoys wraparound GARDENS, a patio seating area, and a secure DETACHED GARAGE with adjoining garden store. Ample BLOCK-PAVED DRIVEWAY.

This is a superbly appointed and beautifully maintained family home, offered with NO ONWARD CHAIN.









Total area: approx. 250.6 sq. metres (2697.5 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		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		