



Dunes Drive, Formby,
L37 1PE

Offers Over £630,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Tucked away in one of Formby's most sought-after residential areas, just moments from the iconic Pinewoods and the sand dunes and beach beyond, this extended four-bedroom detached home on Dunes Drive offers stylish, flexible accommodation ideal for family living.

Set behind a generous frontage, the property has been significantly enhanced with a front extension, conservatory addition, and a newly created en-suite to the main bedroom, creating a modern home that blends space, comfort and location.

The heart of the house is the impressive open-plan lounge/dining room, flooded with natural light and offering ample room for entertaining and relaxing alike. The recently installed, sleek, high-gloss kitchen with integrated appliances seamlessly connects to a sunny conservatory, providing an inviting setting for informal dining or enjoying morning coffee with stunning garden views. A separate lounge to the front creates a cosy retreat or playroom option, while a ground-floor WC adds convenience.

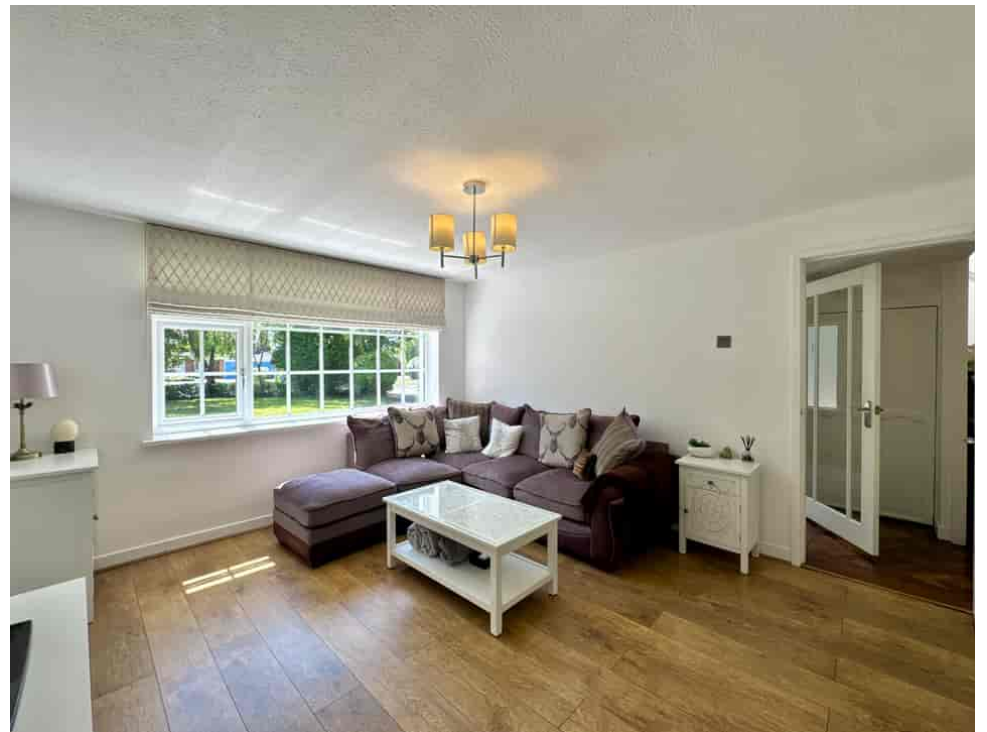
Upstairs, there are four good-sized bedrooms, all with pleasant outlooks and generous proportions. The main bedroom now benefits from its own stylish en-suite shower room, while a modern family bathroom serves the remaining rooms. A fourth room, currently set up as a home office, provides excellent flexibility for hybrid working, guests, or hobbies.

The landscaped rear garden enjoys a high degree of privacy and features a shaped lawn, mature borders and a paved patio area that's ideal for summer dining, while the garage and private driveway provide ample parking and storage options.

With the coastal nature reserve just a short stroll away, this is an excellent opportunity to secure a well-appointed home in a peaceful yet well-connected part of Formby. Schools, shops and the village centre are all close by, making this a highly desirable spot for families and downsizers alike. The property is available chain-free and can be ready when you are!

Call to view on 01704 516 626 and follow us on Facebook and Instagram.

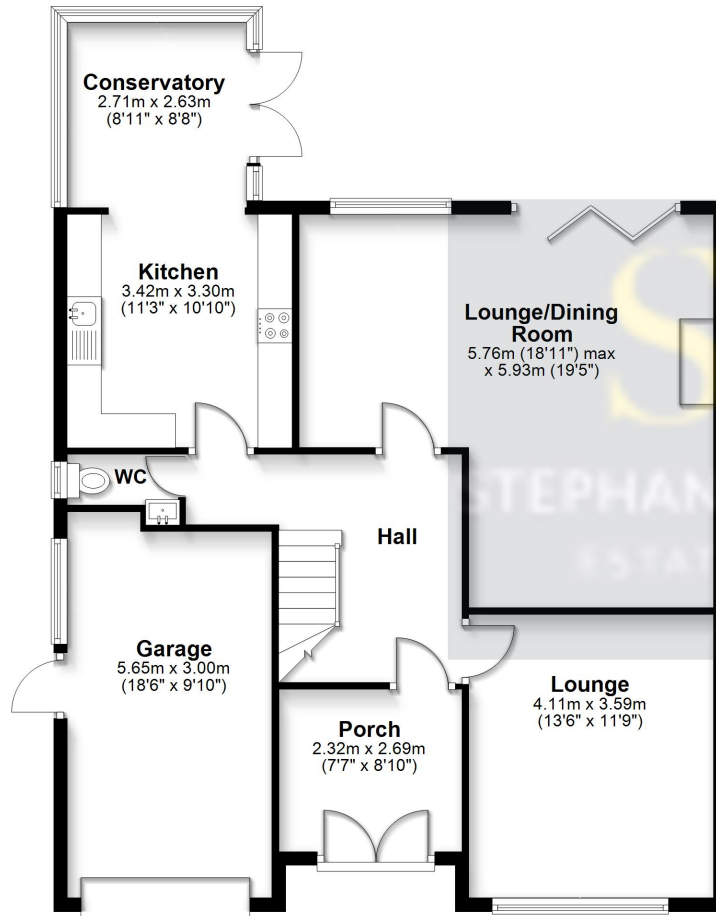






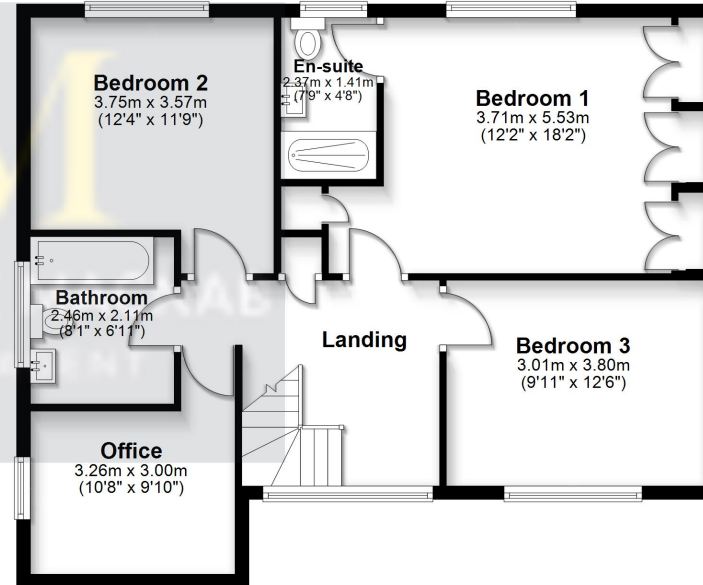
Ground Floor

Approx. 99.5 sq. metres (1071.3 sq. feet)



First Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



Total area: approx. 171.3 sq. metres (1844.0 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	