



Timms Lane, Formby,
L37 7DN

OFFERS OVER
£1,400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Introducing a GLAMOROUS and MODERN HOME that exudes LUXURY and STYLE, this property is a true gem. Nestled behind a high wall with electric gates, it offers the utmost PRIVACY and SECURITY, creating an oasis of tranquillity.

Crafted by a renowned local developer, this impressive DETACHED dwelling spans approximately 4,500 sq ft, showcasing the epitome of exquisite living. Situated on a generous plot of 0.20 acres, the property benefits from a sunny, SOUTH-FACING rear aspect, allowing for abundant natural light throughout the day.

As you step across the threshold, prepare to be captivated by the STRIKING ELEGANCE that permeates every corner of this residence. The ENTRANCE HALL effortlessly combines grandeur and warmth, setting the tone for the rest of the home. The OPEN-PLAN KITCHEN LIVING SPACE is nothing short of breathtaking. From the comfortable SITTING AREA and tasteful media wall to the MAGNIFICENT KITCHEN, no detail has been overlooked. The HARDWOOD KITCHEN cabinetry, meticulously crafted by Loxley's of Nottingham, stands as a testament to the finest quality and craftsmanship.

Continuing the theme of sophistication, the property boasts SOLID OAK HERRINGBONE FLOORING and bespoke HARDWOOD ASH DOORS throughout, showcasing an attention to detail that sets it apart.

For moments of relaxation and unwinding, retreat to the tranquil LOUNGE. Alternatively, if you're feeling energized, take advantage of the fully-equipped GYM, ensuring your well-being is always a priority.

Upstairs, the GALLERIED LANDING floods the floor with an abundance of natural light, creating an inviting atmosphere. The MAIN BEDROOM is a true masterpiece, combining spaciousness with thoughtful design. Offering a seating area with French doors overlooking the rear garden, it provides a serene retreat. The room also features a WALK-IN DRESSING ROOM and an ADDITIONAL WALK-IN WARDROBE, complemented by a luxurious EN-SUITE BATHROOM. THREE ADDITIONAL BEDROOMS on this floor, along with TWO BATHROOMS, provide ample space and comfort for family and guests.

On the second floor, a GUEST SUITE/FIFTH BEDROOM awaits, complete with its own SHOWER ROOM, ensuring privacy and convenience for visitors.

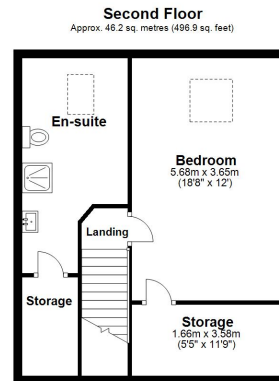
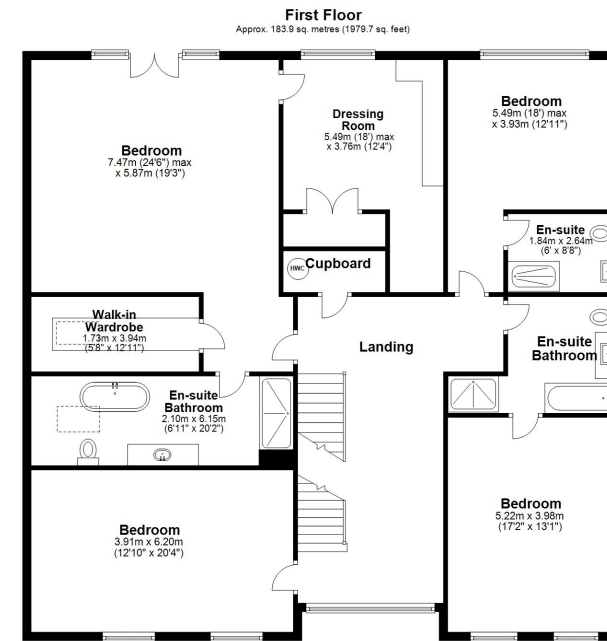
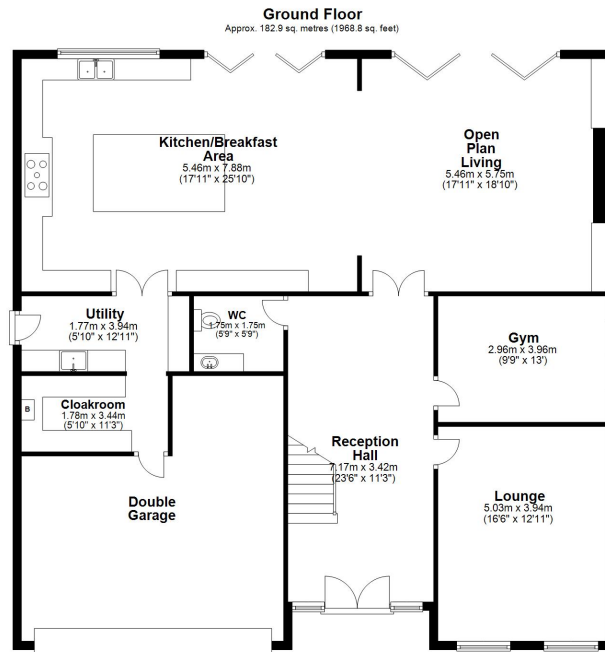
To enhance the homeowner's experience, a Control4 smart system has been integrated, providing seamless control over various aspects of the property. Additionally, the property offers excellent security measures, including CCTV, an alarm system, and security lighting.

In summary, this magnificent property is a fusion of luxury, style, and modern living. With its meticulous attention to detail, spacious interiors, and impeccable craftsmanship, it offers a truly remarkable living experience. Don't miss the opportunity to make this glamorous haven your own. Contact us today to arrange a viewing and embark on a journey of refined living.









Total area: approx. 413.0 sq. metres (4445.4 sq. feet)

Plan produced using PlanItUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	86
(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	