



Massams Lane,
Formby, L37 7BE

OFFERS OVER
£2,200,000

SM

STEPHANIE MACNAB
ESTATE AGENT

NEW HOME COMING SOON....

Situated on a highly sought-after road in leafy Freshfield, this exceptional bespoke NEW-BUILD property has been meticulously crafted to combine MODERN LIVING with TIMELESS ELEGANCE.

Spread across three beautifully designed floors, this home offers a thoughtful layout ideal for family life and entertaining. As you enter, the bright and welcoming HALLWAY creates an immediate sense of space and sophistication, complete with a convenient cloakroom and WC.

The FORMAL LOUNGE, with its large front-facing window, is the perfect setting for hosting guests or enjoying quiet evenings. Adjacent to this, the SNUG offers a cosy and private retreat, ideal for unwinding after a busy day or indulging in a good book.

The heart of the home is the STUNNING OPEN-PLAN DINING KITCHEN and LIVING AREA, perfectly designed for both everyday living and entertaining. Flooded with natural light through large BI-FOLD DOORS, this space seamlessly connects to the SOUTH-FACING REAR GARDEN. The effortless indoor-outdoor flow creates the ideal setting for alfresco dining, lively summer gatherings, or simply savouring the peaceful tranquillity of the garden.

A dedicated HOME OFFICE is an essential feature for today's lifestyle, providing a private and functional space for working from home, studying, or managing household affairs.

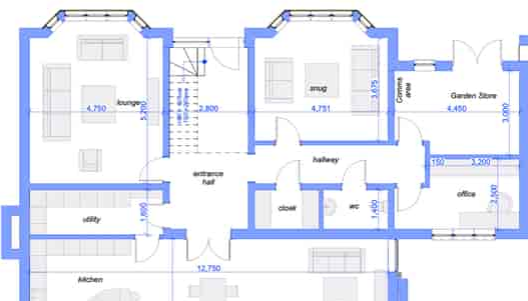
The first floor is home to THREE LUXURIOUS BEDROOMS, each thoughtfully designed with its own EN-SUITE, ensuring privacy and comfort for every occupant. The guest bedroom is particularly impressive, boasting a spacious WALK-IN DRESSING ROOM, perfect for those who love an organised and elegant space.

The entire SECOND FLOOR is devoted to the breathtaking MAIN SUITE, creating a true retreat within the home. The spacious bedroom opens onto a private front-facing BALCONY, perfect for enjoying peaceful moments outdoors. Adding to the suite's allure is a luxurious EN-SUITE BATHROOM and a thoughtfully designed DRESSING AREA, providing a tranquil haven of comfort and elegance.

This stunning property is set to be completed in Spring 2025, offering the opportunity to secure a truly unique and elegant home in one of Freshfield's most desirable locations.

Register your interest today by calling 01704 516 626.

Proposed Ground Floor Plan - No62 (No60 mirrored)



Proposed First Floor Plan



Proposed Second Floor Plan

