



2 Rymers Green, Formby, Liverpool, Merseyside. L37 3HT

Offers Over £950,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this stunning detached house which is the epitome of luxury and comfort, the spacious and airy rooms are designed with both functionality and aesthetics in mind with impeccable interior design and warm décor that complements the abundant natural light.

Features include a hand painted in-frame kitchen with built in appliances and dedicated gin bar which opens into the stunning garden room which is adorned by large windows and glass doors which seamlessly connect the indoors to the beautifully landscaped outdoors, spacious lounge with log burner, family room, study, FOUR double bedrooms two with luxury en-suite facilities and a luxury 'Jack & Jill' shower room. The southerly facing landscaped rear garden features lush greenery and a variety of seating areas ideal for relaxation and entertaining with a covered Jacuzzi which can be utilised all year round. Additionally there is an outside home office providing a perfect work-from-home space.

This home is a harmonious blend of indoor and outdoor living and is situated in a much sought after cul-de-sac location which is convenient for all local amenities.

FEATURES

- GATED PROPERTY IN MUCH SOUGHT AFTER LOCATION
- SOUTHERLY FACING LANDSCAPED REAR GARDEN
- GOOD SIZED PLOT EXTENDING TO APPROX 1/4 OF AN ACRE
- SPACIOUS ENTERTAINING ROOM WITH LOG BURNER
- BESPOKE KITCHEN WITH BUILT IN APPLIANCES OPEN TO GARDEN ROOM
- FAMILY ROOM
- STUDY/SNUG
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES & 'JACK & JILL SHOWER ROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- OUTDOOR HOME OFFICE/GYMNASIUM
- DETACHED DOUBLE GARAGE WITH ELECTRICALLY CONTROLLED DOOR



ROOM DESCRIPTIONS

Enclosed Vestibule

4' 7" x 3' 9" (1.40m x 1.14m)

Spacious Hall

23' 9" x 9' 9" into recess (7.24m x 2.97m) Glazed limed oak door; porcelain tiled floor; understairs recess.

Cloakroom/W.C.

5' 7" x 8' 3" (1.70m x 2.51m) Suite comprising contemporary wash hand basin with floating mixer tap; low level W.C.; chrome ladder style radiator; Porcelanosa tiled walls; porcelain tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

Study/Snug

12' 4" x 12' 4" (3.76m x 3.76m) U.P.V.C. framed double glazed window to front.

Family Room

9' 8" x 13' 8" (2.95m x 4.17m) U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed French door with windows to side.

Rear Entertaining Room

19' 9" x 13' 7" (6.02m x 4.14m) U.P.V.C. framed double glazed sliding patio door to rear garden; feature granite fireplace surround fitted with gallery log burning stove.

Kitchen open to Garden Room

18' 7" x 31' 5" (5.66m x 9.58m) (maximum dimensions) Bespoke hand painted in frame base, wall and drawer units; Neff integrated appliances to include electric fan oven, combination microwave and warming drawer in housing unit; induction hob with extractor canopy over; larder refrigerator; dishwasher; freezer; unpolished granite working surfaces incorporating a one and a half bowl inset stainless steel sink with mixer tap; peninsular

incorporating breakfast bar; bar area with full length wine cooler; open to garden room with two U.P.V.C. framed double glazed windows to side; U.P.V.C. framed double glazed, double opening French doors to side and U.P.V.C. framed sliding patio door to rear.

Utility Room

4' 3" x 5' 8" (1.30m x 1.73m) Wall cupboard; broom cupboard; plumbing for automatic washing machine; space for tumble dryer; wall mounted gas heating boiler; porcelain tiled floor; U.P.V.C. framed double glazed window to front with obscure glass.

First Floor

Turned Staircase

U.P.V.C. framed double glazed window to front.

Spacious Landing

23' 8" x 8' 5" (7.21m x 2.57m) (maximum dimensions) U.P.V.C. framed double glazed feature window to front; loft access; large walk-in linen cupboard.

Bedroom No. 1

17' 8" to wardrobe x 13' 9" (5.38m x 4.19m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall with sliding doors, split and full length hanging rails and shelving.

En-Suite Bath/Shower Room

10' 7" x 7' 3" (3.23m x 2.21m) Suite comprising sunken bath with floating mixer tap; large tiled shower enclosure with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with drawers below; low level W.C.; chrome ladder style radiator; Porcelanosa tiled walls and floor; U.P.V.C.



ROOM DESCRIPTIONS

framed double glazed window to rear with obscure glass.

Bedroom No. 2

10' 8" x 12' 4" (3.25m x 3.76m) U.P.V.C. framed double glazed window to side; double glazed Velux window to front; walk-in wardrobe with shelving.

En-Suite Shower Room

Suite comprising tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin; low level W.C.; chrome ladder style radiator; Porcelanosa tiled walls and floor; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 3

9' 9" x 12' 4" (2.97m x 3.76m) U.P.V.C. framed double glazed window to front; built in wardrobes with sliding door, hanging rails and shelving.

Jack & Jill Shower Room

5' 7" x 8' 4" (1.70m x 2.54m) Suite comprising tiled shower compartment with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit; low level W.C.; chrome ladder style radiator; Porcelanosa tiled walls and floor; U.P.V.C. framed double glazed window to side with obscure glass.

Bedroom No. 4

9' 7" x 9' 10" (2.92m x 3.00m) U.P.V.C. framed double glazed window to rear.

Outside

Detached Double Width Garage

Electrically controlled up and over door; power and light; loft storage.

Home Office/Gymnasium

19' 9" x 18' 8" reducing to 8'2" x 9'5" (6.02m x 5.69m) Fully insulated with U.P.V.C. framed double glazed windows and U.P.V.C. framed double glazed, double opening French doors; wood effect laminate flooring.

Front Garden

Accessed via electrically controlled gates which lead on to an extensive block paved driveway which provides ample parking and space for a caravan.

Landscaped Southerly Facing Rear Garden

Extensive lawn with borders containing mature trees, shrubs and bushes, seating areas, covered Jacuzzi.

PLEASE NOTE

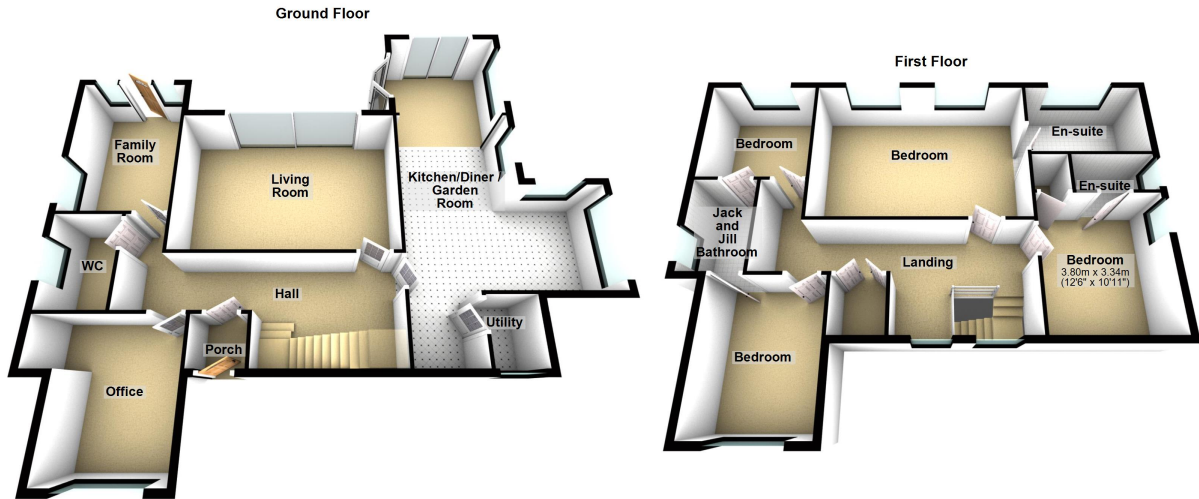
**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC



Sizes are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	