



21a Ryeground Lane, Formby, Liverpool, Merseyside. L37 7EG

£650,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This beautifully extended and architecturally redesigned detached house offers stylish, contemporary living with versatile spaces ideal for modern family life and entertaining. At the heart of the home is a stunning open plan kitchen, seamlessly flowing into a spacious dining and family area. Floor to ceiling glass doors flood the space with natural light and open directly onto a west facing courtyard garden, perfect for afternoon sun and al fresco dining. To the front, a formal entertaining room plus a family room/Bedroom four offers a cosy retreat, while a study /ground floor bedroom provides an ideal guest room or work from home space. Upstairs, the main bedroom impresses with a walk in dressing room and a sleek ensuite shower room. A second double bedroom also benefits from its own ensuite, while the luxurious family bathroom features a freestanding bath. A standout feature is the SELF CONTAINED ANNEXE, ideal as a home office, guest suite or AirBnb rental. It includes a stylish kitchen/dining/living area with a double bedroom and ensuite on the first floor - offering comfort, privacy and flexibility.

This home perfectly blends elegant design, functional living and income potential in a popular residential location. EARLY VIEWING ADVISED

FEATURES

- SUPERB VERSATILE ACCOMMODATION INCLUDING A DETACHED ANNEXE
- RECENTLY EXTENDED AND MODERNISED
- BRIGHT & SPACIOUS KITCHEN OPEN TO A FAMILY/DINING AREA
- TWO ENTERTAINING ROOMS
- LUXURY FAMILY BATHROOM PLUS TWO ENSUITES
- FOUR DOUBLE BEDROOMS (TWO TO FIRST FLOOR)
- ANNEXE WITH KITCHEN/DINER & BEDROOM PLUS ENSUITE
- WESTERLY FACING REAR GARDEN
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

MAIN DWELLING

Entrance Hall

Turned staircase to first floor; tiled flooring; shaker wall panelling.

Cloakroom/WC

Suite comprising a low level wc; wash hand basin in a vanity unit.

Front Entertaining Room

16' 03" (into window) x 11' 10" (4.95m x 3.61m) Double glazed full length window to front; shaker wall panelling.

Family Room/ Bedroom 4

14' 11" (into window) x 9' 08" (4.55m x 2.95m) Double Glazed window to front.

Bright & Spacious Contemporary Kitchen open to a Family/Dining Area

24' 09" x 18' 07" (7.54m x 5.66m) Excellent range of base, wall and pan drawer units with an integrated dishwasher, refrigerator and freezer; 'Bosch' induction hob and oven; single sink unit with mixer tap with a feature glass splashback; large island with pan drawers, base cupboards and a breakfast bar; part tiled walls; media feature wall; full length double glazed sliding patio doors opening onto the westerly facing rear garden.

Laundry Room

8' 04" x 7' 09" (2.54m x 2.36m) Base and wall units with working surfaces; plumbing for an automatic washing machine; space for a tumble dryer; tiled flooring; double glazed door to side.

Bedroom 3/Study

11' 02" x 9' 09" (3.40m x 2.97m) Double glazed window to side.

FIRST FLOOR

Landing

Roof light; eaves storage cupboard.

Bedroom No. 1

15' 04" x 14' 02" (4.67m x 4.32m) (excluding door recess) Full length double glazed window to rear.

Walk in Dressing Room

Ensuite Shower Room

Suite comprising a low level wc; wash hand basin in a vanity unit; shower enclosure fitted with a mains shower; ladder style heated towel rail; tiled walls and flooring; 'Velux' roof light.

Bedroom No. 2

15' 08" x 11' 06" (4.78m x 3.51m) (sloping ceilings/maximum dimensions) Double glazed window to front.



ROOM DESCRIPTIONS

Ensuite Shower Room

Suite comprising a low level wc; wash hand basin in a vanity unit; shower enclosure fitted with a mains shower; part tiled walls.

Family Bath/Shower Room

Suite comprising a low level wc; freestanding bath; wash hand basin in a vanity unit with drawer below; shower enclosure fitted with a mains shower; tiled walls and flooring; ladder style heated towel rail; 'Velux' roof light.

OUTSIDE

Gardens

The walled front garden has a block paved driveway providing ample parking. The westerly facing rear courtyard is ideal for relaxing and 'Al Fresco' dining.

DETACHED ANNEXE

Bright & Spacious Kitchen open to a Family/Dining Area

20' 06" x 15' 03" (6.25m x 4.65m) Wall, base and drawer units with working surfaces; integrated refrigerator and freezer; single sink unit with mixer tap; 'Bosch' induction hob; 'Bosch' oven in a housing unit; tiled flooring; electric heater.

FIRST FLOOR

Bedroom

15' 08" x 11' 06" (4.78m x 3.51m) (sloping ceilings/maximum dimensions) Double glazed window.

Ensuite Shower Room

Suite comprising a low level wc; wash hand basin in a vanity unit; shower enclosure fitted with a mains shower.

NOTE

Council Tax Band E

EPC Rating C

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



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