

The Pinewoods,
Victoria Road, Formby,
L37 1QN

£875,000

SM

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ESTATE AGENT

Positioned within a PRIVATE GATED DEVELOPMENT OF JUST NINE HOMES off the prestigious VICTORIA ROAD, this impressive MODERN DETACHED PROPERTY offers a rare opportunity to acquire a TURNKEY HOME in one of Formby's most sought-after addresses. Built approximately ten years ago, the development provides a peaceful and secure setting while remaining within easy reach of the village, pinewoods and coastline.

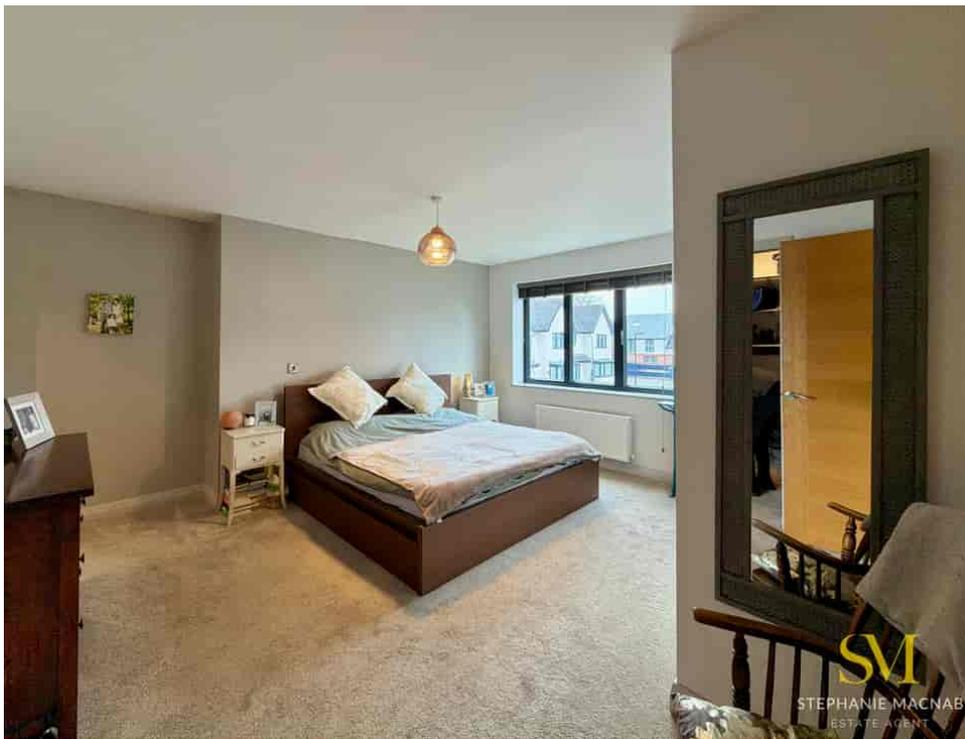
The accommodation is introduced via a WELCOMING ENTRANCE HALL, which sets the tone for the space and quality throughout the home. To the front, the LOUNGE WITH WOOD-BURNING STOVE provides a comfortable and inviting reception room, perfect for cosy evenings. To the rear, the property opens into a superb OPEN PLAN KITCHEN / DINING / SITTING AREA, designed as the natural hub of the home with excellent space for entertaining and everyday family life. BI-FOLDING DOORS open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A UTILITY ROOM and DOWNSTAIRS WC provide useful and practical additions.

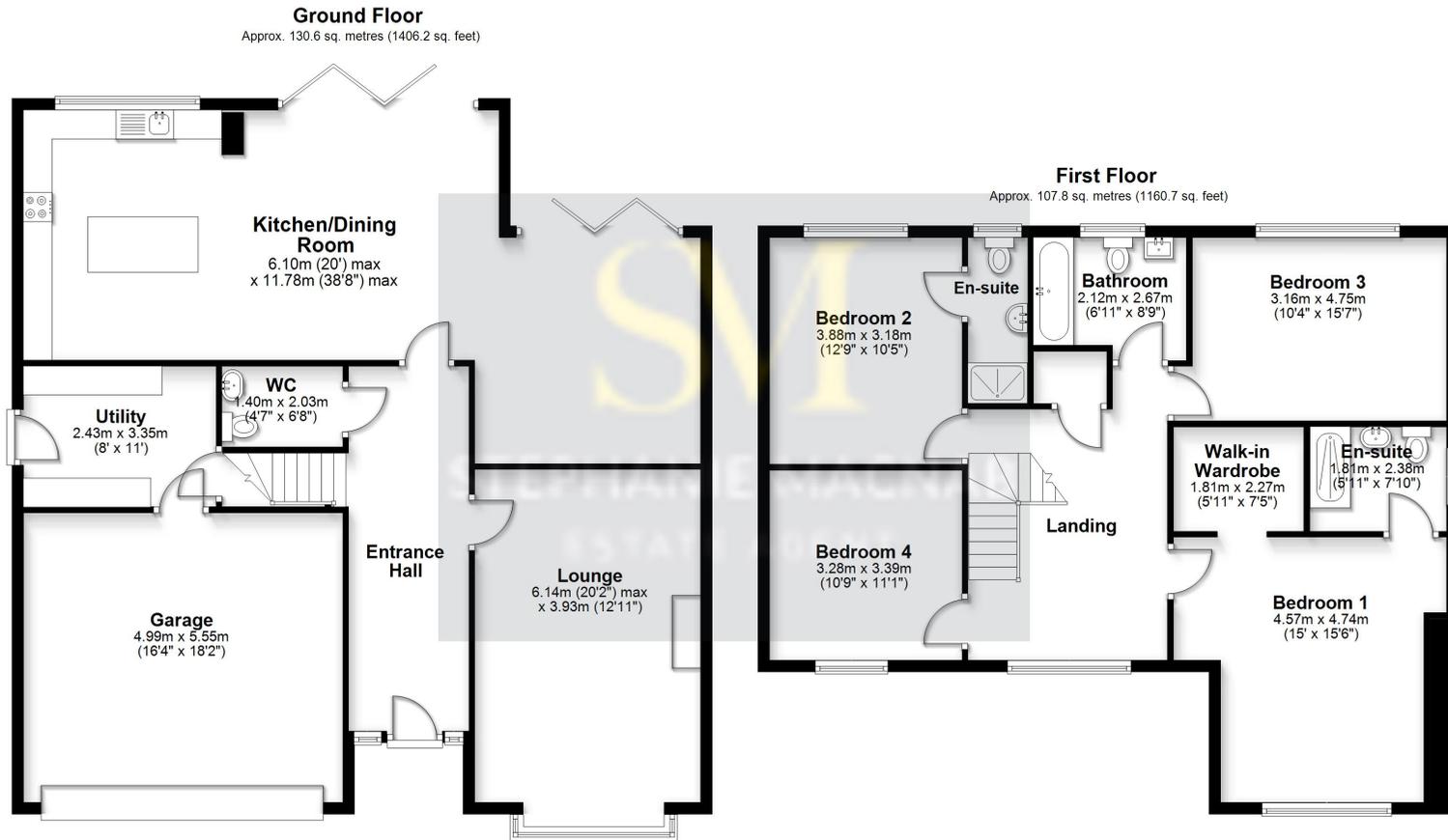
Upstairs, the FIRST FLOOR LANDING leads to FOUR BEDROOMS and a FAMILY BATHROOM. The MAIN BEDROOM SUITE is particularly impressive, featuring a WALK-IN WARDROBE and EN-SUITE BATHROOM. A SECOND BEDROOM / GUEST SUITE also benefits from its own EN-SUITE, while the remaining bedrooms offer flexibility for family members, guests or home working.

Externally, the property benefits from OFF-ROAD PARKING FOR TWO CARS along with a DOUBLE GARAGE. The REAR GARDEN has been thoughtfully designed for ease of maintenance and outdoor enjoyment, featuring RAISED BORDERS and COMPOSITE DECKING, creating an attractive space for relaxing or entertaining.









Total area: approx. 238.5 sq. metres (2566.9 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			100
(92+)	A		
(81-91)	B	84	
(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