



Derby Road, Formby,
L37 7BW

**OFFERS OVER
£2,000,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

A striking and substantial family home positioned on one of Formby's most popular residential roads, this impressive detached property has been extended and completely remodelled to an exceptional standard.

Set behind wrought iron electric gates on a generous 0.28-acre plot, the house offers more than 4,600 sq ft of beautifully finished accommodation, including five double bedrooms, five reception spaces and a bespoke garden office.

A bold double-height entrance hall sets the tone, with an elegant staircase and galleried landing creating a dramatic welcome. The layout flows perfectly for modern family life, offering a formal lounge, snug/cinema room, gym, and a superb open-plan kitchen/dining/living space with twin islands, high-end finishes and bi-folding doors that lead directly to the south-facing garden. A ground-floor shower room is well placed adjacent to the gym.

Upstairs, the vaulted principal suite is a real highlight with its Juliette balcony overlooking the rear garden, and luxurious en-suite. There is a further en-suite and family bathroom. The entire property has been thoughtfully designed and upgraded throughout.

Outside, the landscaped rear garden is ideal for entertaining, with large sun terraces, a louvred pergola over a hot tub, and a level lawn framed by mature trees. The garden office provides an ideal remote working space or studio.

The front of the property offers excellent kerb appeal, generous driveway parking and electric gates.

This is a rare opportunity to acquire a turnkey home in a prime setting – stylish, spacious and ready to enjoy.

Call today to arrange a viewing on 01704 516 626 and follow us on Facebook and Instagram.







Ground Floor
Approx. 292.6 sq. metres (3149.6 sq. feet)



Total area: approx. 451.3 sq. metres (4857.3 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		
(92+) A		
(81-91) B	81	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