



32 Raven Meols Lane, Formby, Liverpool, Merseyside. L37 4DF

£595,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are pleased to offer for sale this immaculately presented four double bedroom detached dormer bungalow which offers impressive and deceptively spacious and versatile accommodation, which could easily be adapted to suit changing family needs. This stunning residence, built by the well known local builders Trumans, sits well back from the road and boasts two entertaining rooms, breakfast kitchen with a laundry room, study, four double bedrooms (two to the ground floor), three bathrooms, double garage and also has the advantage of an enclosed south facing rear garden. The property is situated in a popular residential location convenient for Formby railway station, local shops and schools, Formby village with all its amenities and the pinewoods nature reserve and beach. VIEWING IS HIGHLY RECOMMENDED

FEATURES

- ENTRANCE HALL OPEN TO DINING ROOM
- CLOAKROOM/W.C
- DUAL ASPECT ENTERTAINING ROOM
- BREAKFAST KITCHEN AND LAUNDRY ROOM
- TWO GROUND FLOOR BEDROOMS & STUDY/BEDROOM 5
- GROUND FLOOR BATH/SHOWER ROOM WITH WC
- TWO FIRST FLOOR DOUBLE BEDROOMS WITH ENSUITE SHOWER/WC
- DETACHED DOUBLE GARAGE
- LONG DRIVEWAY PROVIDING AMPLE PARKING
- ESTABLISHED GARDENS WITH A SOUTH FACING REAR ASPECT



ROOM DESCRIPTIONS

Covered Entrance

Meter cupboard; tiled flooring.

Spacious L-Shaped Entrance Hall

Hardwood front door; spindled staircase to first floor with an under stairs storage cupboard; built in linen/storage cupboard with double opening doors; open plan to the dining room.

Cloakroom/WC

Suite comprising a low level wc; wash hand basin in a vanity unit with cupboards below; part tiled walls and tiled flooring; opaque window to side.

Dual Aspect Entertaining Room

19' 11" x 13' 11" (6.07m x 4.24m) U.P.V.C framed double glazed bow window with deep sill overlooking the front garden; feature fire surround fitted with a 'coal' effect electric fire; wall light point; U.P.V.C framed double glazed double opening patio doors with windows to side overlooking the enclosed south facing rear garden.

Rear Dining Room

13' 11" x 9' 11" (4.24m x 3.02m) Engineered 'Oak' flooring; U.P.V.C framed door with windows to sides opening onto the enclosed south facing rear patio and garden.

Splendid Breakfast Kitchen

13' 09" x 8' 05" (4.19m x 2.57m) Excellent range of base, wall and drawer units; 'Neff' four burner gas hob with a 'Hotpoint' extractor hood above; 'Bosch' combination microwave and

engineered 'Oak' flooring; U.P.V.C framed double glazed window to rear and a hardwood door to side.

Laundry Room

9' 07" x 7' 10" (2.92m x 2.39m) Base, drawer and china cabinets with working surfaces; one and a half bowl stainless steel sink unit with mixer tap; plumbing for an automatic washing machine and dishwasher; space for an upright refrigerator/freezer; wall mounted 'Worcester' gas heating boiler; U.P.V.C framed double glazed window to side.

Study / Bedroom 5

10' 11" x 7' 10" (3.33m x 2.39m) U.P.V.C framed double glazed window to side; high level internal opaque window.

Bedroom No. 1

12' 11" x 11' 11" (3.94m x 3.63m) U.P.V.C framed double glazed window with deep sill to front; excellent range of built in furniture to include wardrobes with mirrored doors, overbed storage cupboards, two bedside units and a chest of drawers.

Bedroom No. 2

12' 10" x 11' 11" (3.91m x 3.63m) U.P.V.C framed double glazed bow window with a deep sill to front.

Family Bath/Shower Room with WC

Suite comprising a wash hand basin, bidet and wc in a vanity unit with cupboard below;



ROOM DESCRIPTIONS

panelled jacuzzi bath with mixer tap; shower enclosure with a mains shower attachment; tiled walls and flooring; U.P.V.C framed double glazed opaque window to side.

FIRST FLOOR

Landing

Built in deep storage cupboard with an access hatch to eaves storage.

Bedroom No. 3

13' 07" x 11' 00" (4.14m x 3.35m) U.P.V.C framed double glazed window to side; access to eaves storage; built in storage cupboard.

Ensuite Shower Room with WC

Suite comprising a pedestal wash hand basin; Saniflo wc; shower enclosure fitted with an electric shower attachment; tiled walls; extractor fan.

Bedroom No. 4

12' 04" x 7' 11" (3.76m x 2.41m) U.P.V.C framed double glazed window to side.

Ensuite Shower Room with WC

Suite comprising a pedestal wash hand basin; 'Saniflo' wc; shower enclosure fitted with a 'Mira' electric shower; ladder style heated towel rail.

OUTSIDE

Detached Double Garage

16' 10" x 16' 05" (5.13m x 5.00m) Up and over door; power and light; door and window to side.

Gardens

Established gardens are present to the front, side and rear. The good size front garden has a long block paved driveway providing ample parking and is laid to lawn with borders containing bushes and mature trees. The enclosed south facing rear garden is laid to lawn with well stocked mature borders and a patio area. The west facing side courtyard has a large patio area which is ideal for al fresco dining.

PLEASE NOTE

Property Disclaimer

**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



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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	

