



Freshfield Road,
Formby, L37 3JB

Offers Over £850,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this exceptional MODERN HOME, curated by the current owners with a clear vision of SOPHISTICATION and QUALITY. The combination of the finest materials and expert craftsmanship has resulted in a truly stunning residence.

Upon entering the property, you are greeted by an imposing and SPACIOUS HALL, creating a warm and inviting atmosphere. The custom-made staircase stands as a remarkable feature, adding elegance to the overall design. The double doors open into the FORMAL LOUNGE, a room flooded with natural light thanks to its abundance of windows.

For a more relaxed setting, the rear SITTING ROOM provides the perfect space to unwind after a busy day. With the BI-FOLDING DOORS open, the boundary between indoor and outdoor living merges seamlessly, offering a harmonious connection with nature.

The heart of the home lies within the OPEN-PLAN DINING KITCHEN, which once again boasts BI-FOLDING DOORS, enhancing the sense of spaciousness and allowing natural light to flow throughout. The UTILITY ROOM is a sight to behold, surpassing the size of many regular kitchens and providing both functionality and aesthetic appeal.

Careful consideration has been given to the layout of the upper floor to cater to the needs of a growing family. The MAIN BEDROOM is a sanctuary, featuring a JULIET BALCONY that invites the outdoors in. It shares a Jack n Jill BATHROOM with the GUEST BEDROOM, providing convenience and privacy. Additionally, there are TWO MORE BEDROOMS, each boasting its own EN-SUITE shower room.

The LOFT ROOM presents an intriguing opportunity, offering the potential to be transformed into a FIFTH BEDROOM, subject to the necessary permissions.

Perfectly suited for pet owners, a spacious BOOT ROOM grants access to the side of the property. Furthermore, the DOUBLE GARAGE has received permission DC/2021/02004 for a ROOF TERRACE, capturing a sunny SOUTH/WESTERLY aspect and providing an ideal space for relaxation.

ELECTRIC DOUBLE GATES ensure both security and convenience, allowing easy access to the property and ample parking for multiple vehicles.

The rear garden has been thoughtful landscaping ensuring EASY MAINTENANCE, allowing you to spend more time relishing the tranquillity and less time tending to upkeep. With careful planning and consideration, this PRIVATE and VERSATILE GARDEN has been designed to minimize your efforts, allowing you to simply savour the natural splendour without the burden of excessive maintenance.

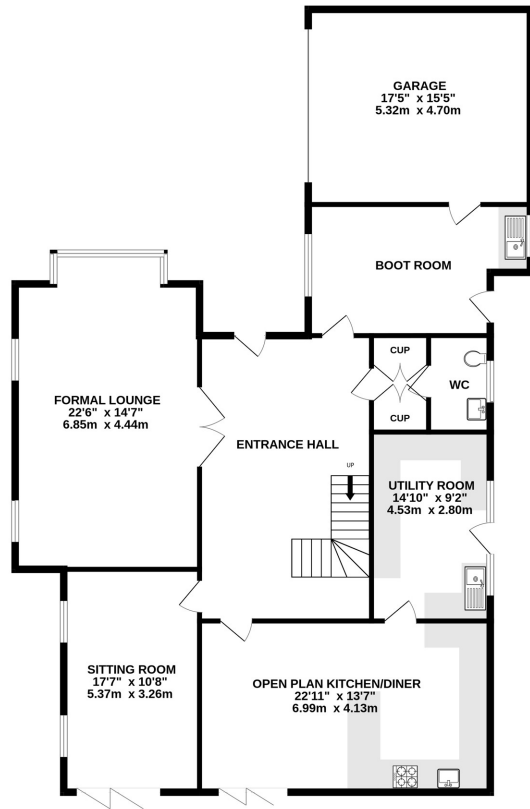
NOTABLE FEATURES – underfloor heating to the ground floor. The SOLAR PANELS and RAINWATER HARVESTING SYSTEM are both eco-friendly.

To fully appreciate the features and thoughtful design of this remarkable home, we invite you to arrange a viewing. Don't miss this opportunity to experience the epitome of modern living. Call now to schedule your visit.

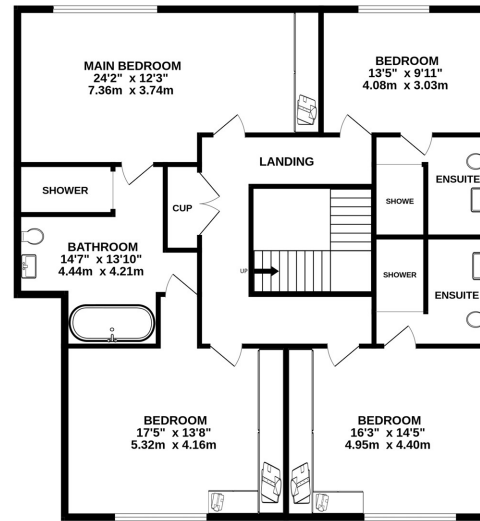




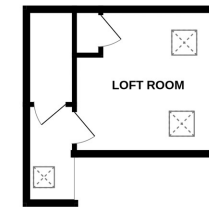
GROUND FLOOR
1802 sq.ft. (167.5 sq.m.) approx.



1ST FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 3434 sq.ft. (319.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(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	

