



**30 Harebell Close, Formby. L37 4JP**

**Offers Over £575,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN...Viewing is essential to fully appreciate this superb FIVE bedroom detached house which has been thoughtfully extended and offers spacious family accommodation. The heart of the home has to be the modern open-plan kitchen boasting sleek countertops, top of the range appliances and centre island, bi-folding doors seamlessly connect the indoor and outdoor spaces. Five bedrooms provide versatility for accommodating guests or utilising as office space with the primary bedroom having luxury en-suite facilities. The generous plot allows for a well manicured garden and outdoor entertaining space together with a detached double garage which is currently being used as a gymnasium. Tucked away in this sought after cul-de-sac location the property is conveniently situated for all local amenities including local primary and secondary schools, Formby railway station, bus routes and Formby Village with it wide variety of restaurants, coffee bars and independent shops.

## FEATURES

- SOUGHT AFTER CUL-DE-SAC LOCATION
- GOOD SIZED PLOT
- EXTENDED FAMILY ACCOMMODATION
- SPACIOUS ENTERTAINING ROOM
- SUPERB OPEN PLAN KITCHEN OPEN TO DINING/FAMILY ROOM
- PLAYROOM/STUDY
- FIVE BEDROOMS
- LUXURY EN-SUITE SHOWER ROOM
- LUXURY FAMILY BATHROOM
- DOUBLE GLAZING & GAS HEATING SYSTEM
- DETACHED DOUBLE GARAGE
- AMPLE OFF ROAD PARKING



## ROOM DESCRIPTIONS

### Hall

Solid oak door to front; U.P.V.C. framed double glazed window to front and side; wood effect flooring; understairs storage.

### Cloakroom/W.C.

Suite comprising pedestal wash hand basin; low level W.C.; wood effect flooring; U.P.V.C. framed double glazed window to front with obscure glass.

### Spacious Lounge

12' 3" x 21' 4" (3.73m x 6.50m) U.P.V.C. framed double glazed bay window to front; feature limestone fireplace surround fitted with living flame coal effect stove.

### Sitting Room/Playroom

11' 10" x 9' 6" (3.61m x 2.90m) U.P.V.C. framed double glazed window to front.

### Breakfast Kitchen open to Dining/Family Room

30' 3" reducing to 19' 4" x 20' 1" reducing to 10' 3" (9.22m x 6.12m) Range of base, wall and drawer units; quartz working surfaces incorporating an inset stainless steel sink unit with mixer tap; instant hot water tap; Neff electric oven, microwave and warming drawer in housing unit; Neff integrated dishwasher; integrated refrigerator/freezer; plumbing for automatic washing machine and space for tumble dryer; under unit lighting; large centre island with quartz working surface incorporating Neff induction hob with suspended extractor canopy over; pan drawers and cupboards below; breakfast bar; wood effect flooring; U.P.V.C. framed double glazed window to side; U.P.V.C. framed double glazed, double opening French doors, two sets of U.P.V.C. framed bi-folding doors to rear and large lantern roof.

### First Floor

#### Landing

Loft access; cylinder/linen cupboard.

#### Bedroom No. 1

11' 2" to wardrobe x 11' 0" (3.40m x 3.35m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall fitted with hanging rails and shelving.



## ROOM DESCRIPTIONS

### En-Suite Shower Room

4' 7" x 8' 7" (1.40m x 2.62m) Suite comprising large tiled walk-in shower with mains fitment and fixed head rainmaker; wall hung wash hand basin with mixer tap and drawers below; low level W.C.; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Bedroom No. 2

12' 5" x 11' 1" (3.78m x 3.38m) U.P.V.C. framed double glazed window to front.

### Bedroom No. 3

8' 8" to wardrobe x 8' 8" (2.64m x 2.64m) U.P.V.C. framed double glazed window to rear; built in wardrobes to one wall.

### Bedroom No. 4

8' 6" x 9' 5" (2.59m x 2.87m) U.P.V.C. framed double glazed window to front.

### Bedroom No. 5

8' 0" x 8' 8" (2.44m x 2.64m) U.P.V.C. framed double glazed window to rear.

### Family Bathroom

7' 8" x 5' 5" (2.34m x 1.65m) Suite comprising tiled sided bath with mixer tap and hand held shower attachment; wall hung wash hand basin with mixer tap and drawers below; low level W.C; chrome ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.

### Outside

#### Detached Double Garage

Two metal up and over doors; power and light. Currently used as a gymnasium making this a multifunctional and versatile space.

#### Front Garden

Offering ample of road parking with driveway leading to detached double garage.

#### Rear & Side Gardens

Westerly facing rear paved patio opening onto the enclosed extensively lawned side garden with borders containing established trees, shrubs and bushes and further patio area with sunny aspect.

#### PLEASE NOTE

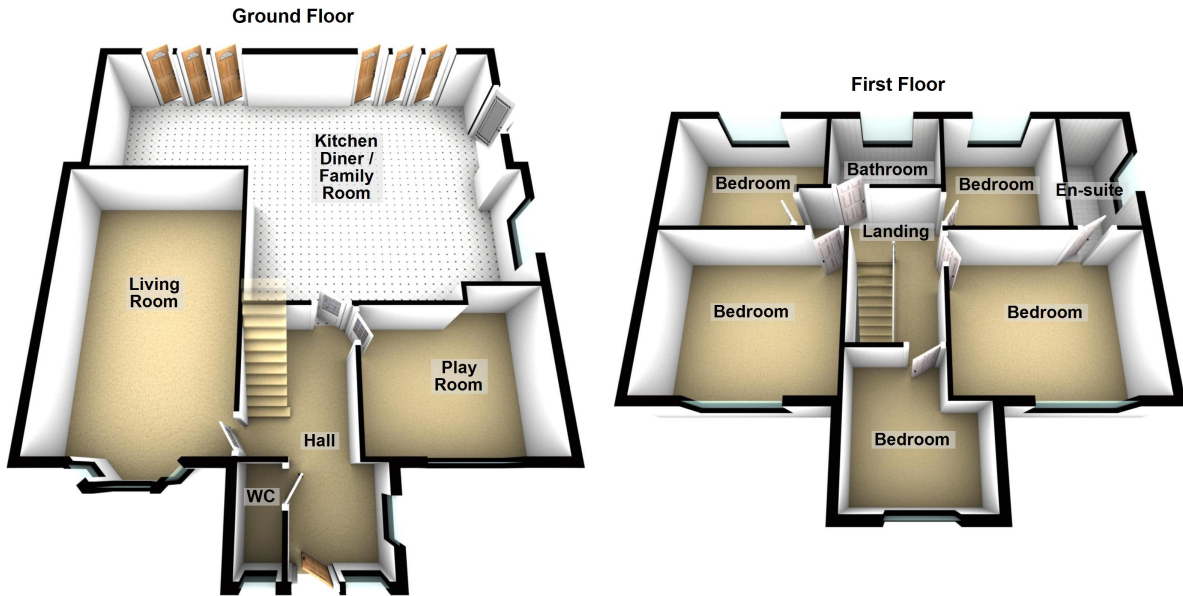
\*\*Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included 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



Measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	72	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 