



Chattering Drive,
Formby, L37 6FE

£450,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A stunning, nearly new DETACHED HOME built by David Wilson in 2024, offered with NO ONWARD CHAIN and presented as a true TURNKEY OPPORTUNITY. This is the popular 'Bradgate' design, combining CONTEMPORARY OPEN-PLAN LIVING with PRACTICAL FAMILY SPACE, all set within a modern development.

The accommodation is arranged around a central HALLWAY with WC, leading to a well-proportioned FRONT-FACING LOUNGE and a separate OFFICE, ideal for home working. To the rear, the property opens into an impressive OPEN-PLAN KITCHEN/DINING/SITTING ROOM, designed as the hub of the home, with FRENCH DOORS providing direct access to the garden. The kitchen is complemented by a separate UTILITY ROOM, adding to the overall practicality.

To the first floor, there are FOUR BEDROOMS arranged off a central LANDING. The MAIN BEDROOM benefits from its own EN-SUITE SHOWER ROOM, with a modern FAMILY BATHROOM serving the remaining bedrooms.

Externally, the property benefits from OFF-ROAD PARKING for two cars leading to the GARAGE. The rear garden is of a good size, designed for LOW MAINTENANCE and enjoys a SOUTH/WEST-FACING ASPECT, making it ideal for afternoon and evening sun.

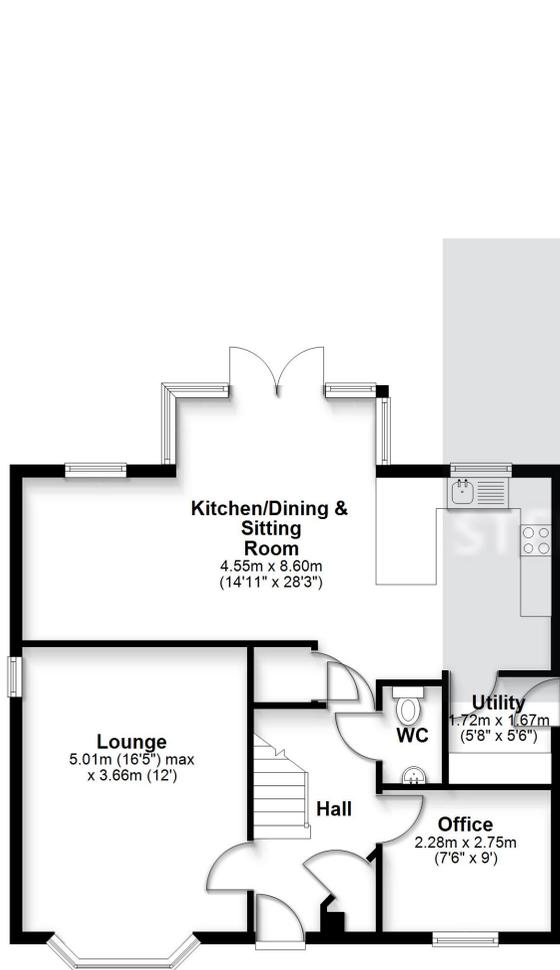
A MODERN, ENERGY-EFFICIENT HOME offering a clean, move-straight-in option with no onward chain.





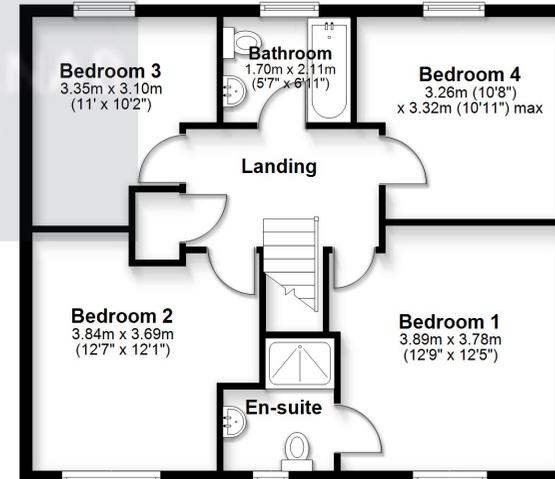
Ground Floor

Approx. 88.0 sq. metres (947.7 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 150.8 sq. metres (1623.4 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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	



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