



VILLA AMIRI, Kirklake Road, Formby. L37 2DA

£2,695,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

This stunning detached villa is a perfect tribute to the mid-century American architecture of the 1950's. Its sleek lines, simple shapes and generous use of glass create an elegant and timeless aesthetic that is sure to impress.

As you enter the property, you will immediately notice the spacious and airy open plan design which combines the kitchen, dining and entertaining areas into one seamless living space with stunning views to the rear over the heated swimming pool and landscaped rear garden. The Leicht kitchen is a modern chef's dream, complete with all the latest appliances and ample counter space whilst the twelve seater dining area provides plenty of room for large dinner parties or more intimate gatherings.

The home cinema is designed to emulate a movie theatre experience with its soundproofed walls, state of the art surround sound and plush bespoke seating, adjacent to the cinema is the gymnasium, the perfect place to exercise in the comfort of your own home.

Built around two halls there is a choice of primary suite. One side of the property offers a complete primary wing with dressing room, en-suite shower room and luxurious bedroom whilst on the opposite wing there are three further bedrooms with dressing rooms and en-suite facilities.

Outside the villa boasts an impressive outdoor heated swimming pool which is perfect for taking a refreshing dip. The pool area is surrounded by a spacious patio ideal for lounging with a carefully designed landscape to include pine and palm trees creating a peaceful oasis. The frontage has been attractively landscaped with ample parking to the front and side of the property with the added security of electric gates.

The property is a smart home and is equipped with advanced automation systems with devices that allow for various functions throughout including smart lighting, blinds, heating, cooling, security, entertainment and appliances providing a high level of convenience, comfort and security.

Overall, this stunning property offers the perfect blend of style, comfort and luxury, the spacious open plan design, modern amenities and elegant outdoor spaces make it the perfect retreat for those looking to relax and unwind in style.

## FEATURES





## ROOM DESCRIPTIONS

### Fully Furnished Open Plan Kitchen, Dining and Living Room

48' 7" x 21' 3" (14.81m x 6.48m) Kitchen by Leicht to include two centre islands with Dekton waterfall marble worktops incorporating inset stainless steel sink with matt black instant hot water tap, champagne cooler, Neff induction hob with concealed glass extractor, concealed charging points, cupboards and drawers below and breakfast bar seating; integrated Neff appliances to one wall to include two full length wine coolers, larder refrigerator, larder freezer, three electric ovens and plate warmer; porcelain tiled floor.

### Dining Area

Twelve seater dining table and chairs by 'Style Matters' with contemporary chandelier above.

### Living Area

Media unit incorporating television and storage.

### Hair Salon with Nail Bar

12' 0" x 9' 2" (3.66m x 2.79m) Fitted backwash; barbers chair; fitted mirror; nail station; built in floor to ceiling cupboards; porcelain tiled floor; double glazed window to side.

### Cloakroom/W.C

Suite comprising wall hung wash hand basin in vanity unit; wall hung W.C with concealed cistern; chrome radiator; porcelain tiled floor.

### Hall

Porcelain tiled floor; full length double glazed windows and doors to pool area.

### Home Cinema

11' 11" x 16' 10" (3.63m x 5.13m) Bespoke seating; sound proofing; starlight effect ceiling; Samsung cinema system; Sonos surround sound.

### Gymnasium

16' 5" x 11' 10" (5.00m x 3.61m) Double opening glass doors and matching side panels; rubber flooring; air conditioning.

### Primary Suite

#### Dressing Room

11' 9" x 8' 7" (3.58m x 2.62m) Bespoke open robes with split and full length hanging rails, display shelving and drawer units; soft grey carpet and seating to compliment.

#### En- Suite Shower Room

Suite comprising twin vanity unit with waterfall marble surface incorporating two ceramic wash hand basins, drawers below and fitted mirror above; wall hung vanity station with illuminated Hollywood style mirror; two chrome radiators; walk-in shower with mains fitment, fixed head rainmaker and hand held shower attachment; wall hung W.C. with concealed cistern; porcelain tiled floor.

#### Bedroom

16' 9" x 12' 10" (5.11m x 3.91m) Luxury freestanding egg style bath with mixer tap and handheld shower attachment; fitted television; plush floor to ceiling headboard; bedside tables with drawers; chandelier; designer swivel chair; soft grey carpet; dual aspect views and access to outdoor pool.

#### Hall

Porcelain tiled floor; full length double glazed windows and doors to pool area.

#### Laundry Room

19' 2" x 4' 8" (5.84m x 1.42m) Base, wall and drawer units; waterfall marble working surface and matching splash back incorporating ceramic inset sink with mixer tap; Bosch washing machine and tumble dryer; under unit lighting; porcelain tiled floor; double glazed door to side with obscure glass.



## ROOM DESCRIPTIONS

### Bedroom No. 2 (Alternative Primary Suite)

23' 4" x 11' 7" (7.11m x 3.53m) Luxury freestanding egg style bath with mixer tap and handheld shower attachment; plush floor to ceiling headboard; mirrored bedside tables with drawers; wall hung bedside lighting; soft grey carpet; central vanity station incorporating illuminated Hollywood style mirror and television; dual aspect views and to outdoor pool.

### Dressing Room

Bespoke open robes with split and full length hanging rails and display shelving; soft grey carpet.

### En-Suite Shower Room

Suite comprising a large walk-in shower with mains fitment, fixed head rainmaker and handheld shower attachment; inset wash hand basin with mixer tap in wall hung vanity unit with drawers below; wall hung W.C. with concealed cistern; porcelain tiled walls and floor; chrome radiator; extractor.

### Bedroom No. 3

18' 8" x 10' 8" (5.69m x 3.25m) Double glazed window to side; two bedside tables with drawers; designer sofa; Tess wall art; soft grey carpet.

### Dressing Room

0' 0" x 0' 0" (0.00m x 0.00m) Bespoke open robes with split and full length hanging rails and display shelving; soft grey carpet.

### En-Suite Shower Room

Suite comprising a large walk-in shower with mains fitment, fixed head rainmaker and handheld shower attachment; inset wash hand basin with mixer tap in wall hung vanity unit with drawers below; wall hung W.C. with concealed cistern; porcelain tiled walls and floor; chrome radiator; extractor.

### Bedroom No. 4

18' 8" x 9' 6" (5.69m x 2.90m) Double glazed window to side; designer chaise lounge; Tess wall art; two bedside tables with drawers; soft grey carpet.

### Dressing Room

Bespoke open robes with split and full length hanging rails and display shelving; soft grey carpet.

### En-Suite Shower Room

Suite comprising a large walk-in shower with mains fitment, fixed head rainmaker and handheld shower attachment; inset wash hand basin with mixer tap in wall hung vanity unit with drawers below; wall hung W.C. with concealed cistern; porcelain tiled walls and floor; chrome radiator; extractor.

### Outside

#### Front Elevation

The property is accessed via an extensive driveway leading to electric gates which open onto the front gardens which are landscaped with palm trees and parking for several vehicles.

#### Southerly Facing Rear Gardens with Heated Swimming Pool

Luxurious heated swimming pool with porcelain tiled surround and patio areas, landscaped gardens with Astro turfed lawn, pine and palm trees.

#### 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 \*\*











# EPC

