



Dunes Drive, Formby,
L37 1PE

OFFERS OVER
£700,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This impressive FIVE-BEDROOM DETACHED FAMILY HOME has been EXTENDED AND RENOVATED TO AN EXCEPTIONAL STANDARD, offering beautifully balanced living space on a LARGE CORNER PLOT just a short stroll from the FORMBY NATURE RESERVE AND BEACH. The property perfectly combines contemporary design, family functionality, and outdoor living — ideal for those seeking both style and substance in one of Formby's most sought-after settings.

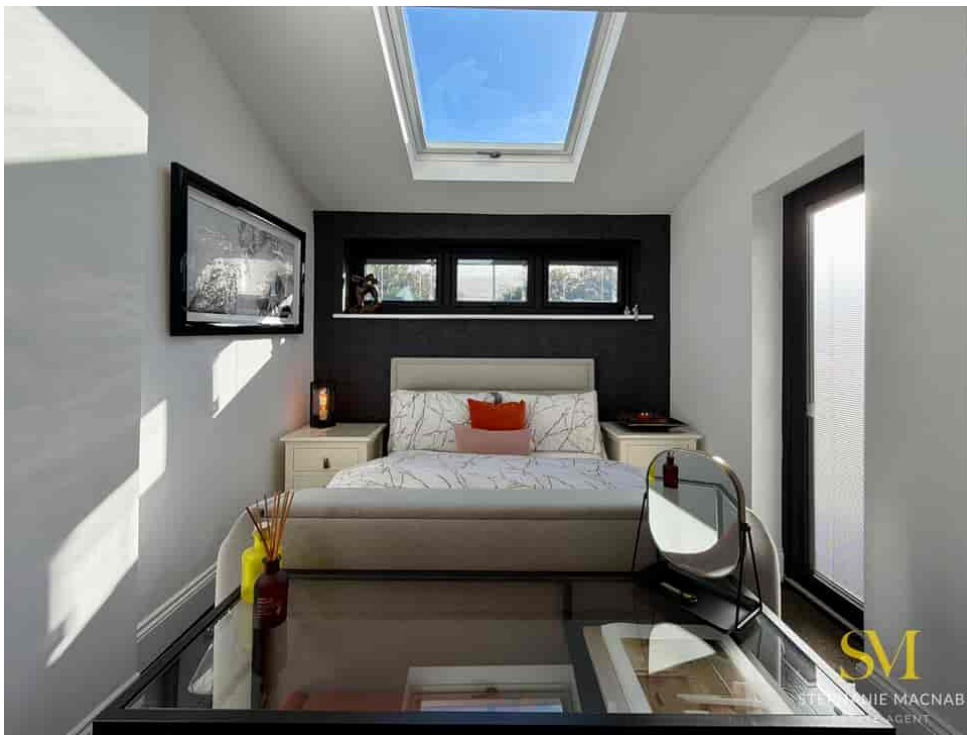
The accommodation begins with a STRIKING ENTRANCE HALLWAY featuring DARK OAK FLOORING and a modern staircase, setting the tone for the home's high-quality finish. To the front, a VERSATILE LOUNGE CURRENTLY USED AS A HOME GYM opens via bi-fold doors onto the garden, creating a seamless indoor-outdoor flow. A further GROUND-FLOOR BEDROOM OR STUDY offers flexibility for guests or remote working. At the heart of the home lies the SPECTACULAR OPEN-PLAN KITCHEN-DINING-FAMILY ROOM, designed for modern living — complete with TWO SETS OF BI-FOLD DOORS, sleek handleless units, integrated appliances, LED lighting and defined dining and sitting areas that flow effortlessly onto the garden terrace.

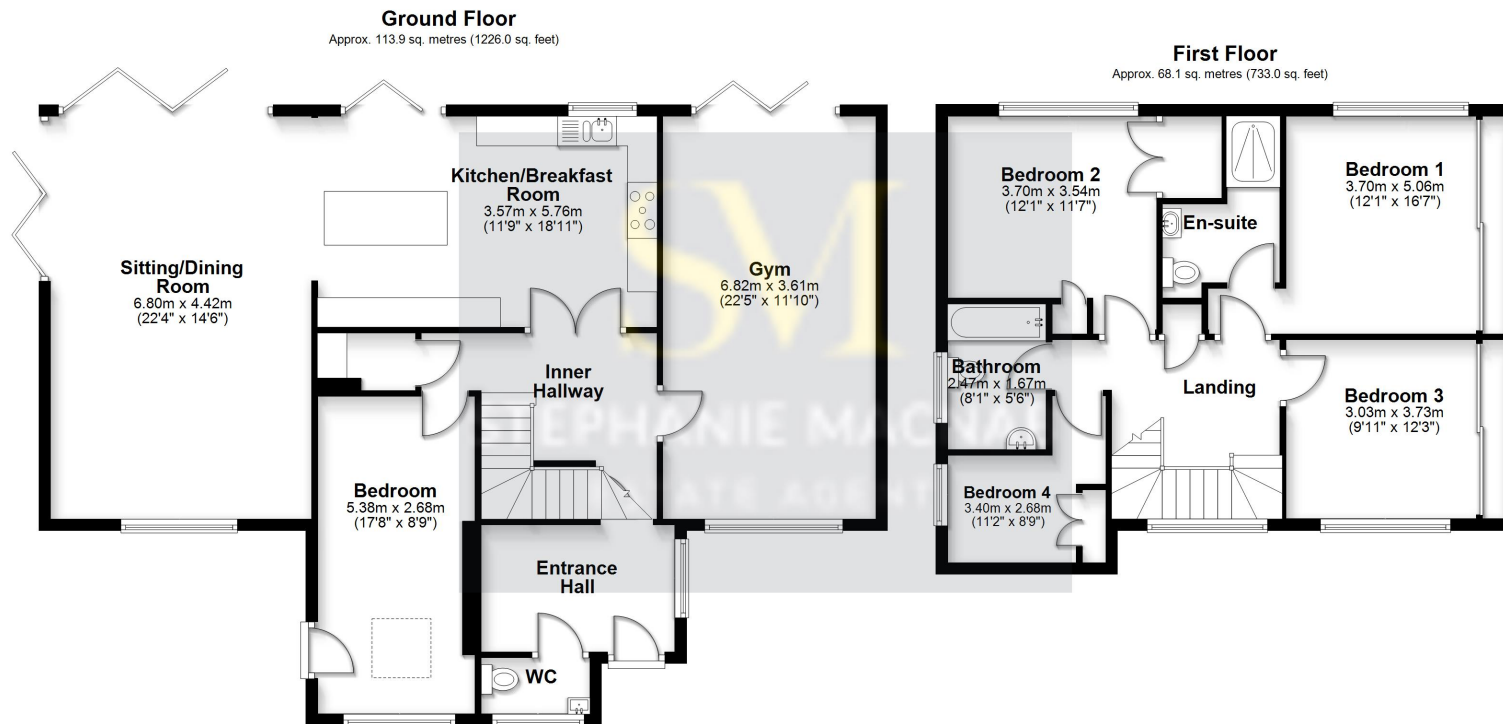
Upstairs, the MAIN BEDROOM enjoys a luxurious EN-SUITE SHOWER ROOM, while THREE FURTHER BEDROOMS are beautifully presented with light-filled interiors. The CONTEMPORARY FAMILY BATHROOM continues the home's modern aesthetic with quality tiling and premium fittings throughout.

Externally, the property has genuine presence, with a RENDERED FRONT ELEVATION and EXTENSIVE DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES. The rear garden is a true highlight — SUNNY, PRIVATE AND EXPANSIVE, featuring a LARGE DECKED TERRACE, HOT TUB AREA, and generous lawn framed by mature borders. The space is ideal for entertaining, family time, or quiet relaxation.









Total area: approx. 182.0 sq. metres (1958.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC