



Freshfield Road,  
Formby, L37 7BJ

£1,900,000

SM

STEPHANIE MACNAB  
ESTATE AGENT



This striking NEW BUILD home on Freshfield Road has been designed with meticulous attention to detail, combining architectural flair with modern practicality. The result is a property that not only impresses with its scale and finish but also provides a comfortable and manageable layout, ideal for contemporary family living.

The property opens into a magnificent reception hall, setting the tone with its sleek lines, bespoke staircase and extensive use of glass and recessed lighting. From here, the ground floor flows seamlessly, incorporating a dedicated office, WC, and utility room. To the rear, the spectacular OPEN PLAN KITCHEN, DINING AND LIVING SPACE is a real showpiece, with state-of-the-art fittings, striking ceiling design, and sliding doors that extend the living area into the landscaped gardens and entertaining spaces outside.

Leisure and lifestyle have been carefully considered, with a purpose-built INDOOR POOL featuring resistance technology for fitness and relaxation, a separate changing area, and a lower-ground floor GAMES/CINEMA ROOM enhanced with dramatic lighting for maximum impact. These spaces elevate the property far beyond the everyday, offering superb versatility for entertaining, family use, or quiet retreat.

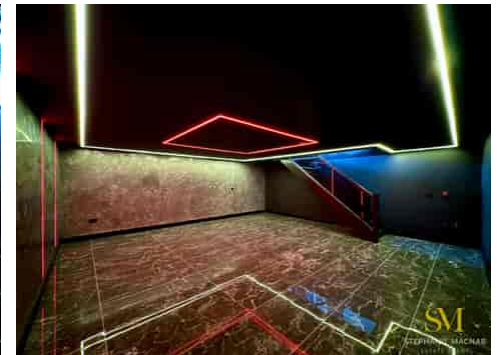
Upstairs, the principal bedroom suite includes a walk-in wardrobe and luxurious en-suite, with a further four bedrooms (two en suite) and a family bathroom completing the arrangement. A spacious landing doubles as a further living area, while above, a generous loft with electric ladder access provides additional scope for hobbies or storage.

Externally, the house makes an immediate impression with a large, gated driveway and ample parking. The rear has been landscaped for low-maintenance living, with stone terraces, artificial lawns, and a COVERED OUTDOOR BAR AND DINING AREA, perfect for gatherings day or night.



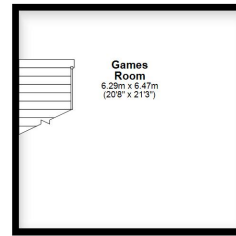








**Basement**  
Approx. 40.7 sq. metres (437.9 sq. feet)



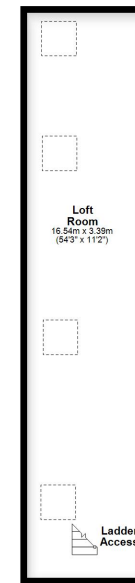
**Ground Floor**  
Approx. 211.3 sq. metres (2274.1 sq. feet)



**First Floor**  
Approx. 189.1 sq. metres (2035.0 sq. feet)



**Second Floor**  
Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 497.2 sq. metres (5351.8 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	89	89
(81-91)	B		
(69-80)	C		
(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	