



## 5 Orwell Close, Formby, Merseyside L37 2YU

Guide Price £449,950

BERKELEY SHAW are proud to bring to the market for the first time in 20 YEARS, this well presented four bedroom detached family home, situated in this popular residential cul-de-sac close to local schools. The accommodation comprises of a spacious entrance hallway, good sized lounge that opens on to the conservatory, a family/ dining room, stunning kitchen breakfast room with gloss units, ground floor shower room, four double bedrooms on the first floor with family bathroom. There is a good sized enclosed rear garden that is mainly laid to lawn, driveway parking and double garage. An internal viewing is highly recommended.



## Porch

Double glazed door into porch. Door into the entrance hall.

## Entrance Hallway

A spacious entrance hall, with stairs to the first floor and doors off to lounge, ground floor shower room and family room. Under stairs storage. Solid wood flooring.

## Lounge

22'6" x 12'4" ( 6.87 x 3.76)

A bright and airy lounge with double glazed bay window to front and patio doors opening into the conservatory. Wooden flooring. Gas fire with surround.

## Conservatory

12'1" x 11'5" (3.69 x 3.5)

With double glazed windows and door opening on to the rear garden. Wooden flooring.

## Family Room

18'8" x 9'3" (5.70 x 2.82)

A spacious family dining room with Double glazed window overlooking the rear garden and door opening on to the garden. Wooden flooring. Door to kitchen.

## Shower Room

7'10" x 5'10" (2.4 x 1.78)

A ground floor shower room with shower cubicle, hand wash basin and WC.

## Kitchen Breakfast Room

21'6" x 8'2" (6.57 x 2.51)

A stunning kitchen breakfast room with gloss base and wall units with complimenting granite work surfaces incorporating sink unit. Built in double oven, 5 ring gas hob and extractor. Built in dish washer and washing machine and under counter fridge. Under unit lighting. Double glazed patio doors and further door to rear. Door to garage.

## First Floor

### Bedroom One

12'7" x 10'0" (3.85 x 3.06)

Double glazed window to front. Laminate flooring. Built in wardrobes.

### Bedroom Two

12'0" x 9'3" (3.68 x 2.82)

Double glazed window to front. Laminate flooring. Built in wardrobes.

### Bedroom Three

11'3" x 9'0" maximum (3.45 x 2.75 maximum)

Double glazed window to rear. Built in wardrobes.

### Bedroom Four

11'7" x 10'3" (3.55 x 3.14)

Double glazed window to rear. Built in wardrobes.

## Family Bathroom

8'8" x 5'4" ( 2.65 x 1.65)

A suite comprising panelled bath, shower cubicle, hand wash basin and WC. Double glazed window to rear.

## Gardens

The garden is to the rear of the property is is mainly laid to lawn with attractive patio and decked areas.

## Double Garage

With up and over door. Worcester boiler.

