



1a Blundell Grove, Liverpool, Merseyside L38 9EA

£575,000

How about an exceptional and impressive 4 BED DETACHED EXECUTIVE DWELLING which has been specifically designed as a FAMILY HOME.

Purpose built in 2013, this has everything that you could wish for in a family home.

Set within a stone's throw of HIGHTOWN BEACH, this property benefits from Driveway leading to garage, Entrance Hallway, Front Reception, Rear Reception, Dining Kitchen, Conservatory, WC to the ground floor.

To the first floor are 4 Double Bedrooms, (2 with en suite), family bathroom, and one bedroom with a walk in wardrobe. There is also an additional loft room accessed via pull down ladder which has natural light and runs the length of the house. There is also a separate loft accessed via the grand landing.

This property is a must see for those looking for Big Double Bedrooms and those looking to live in tranquil Hightown.



Entrance Hallway

20'0" x 11'9" (6.1 x 3.6)

WC

5'10" x 4'11" (1.8 x 1.5)

Low level WC, pedestal wash basin , UPVC Double Glazed Window, ladder towel rail

Front Reception Room

16'8" x 14'1" (5.1 x 4.3)

UPVC Double Glazed Window, Electric fire

Rear Reception Room

20'11" x 17'0" (6.4 x 5.2)

UPVC Double Glazed Window, Patio Doors to rear, wood/coal burner with brick surround,

Morning/Dining Room

30'10" x 10'2" (9.4 x 3.1)

Patio Doors to rear, radiator

Kitchen

31'2" x 10'9" (9.5 x 3.3)

Assortment of wall and base units, gas range cooker with oven, warming shelf,grill, extractor hood, 2 x basins with mixer taps, integrated dishwasher, integrated microwave, plumbing for washing machine, mood lighting on lower and higher wall units,

Conservatory

Patio doors, Radiator, UPVC Windows,

Landing

20'4" x 6'6" (6.2 x 2.0)

Radiator, Velux Roof light well, access to loft

Master Bedroom 1 (Rear)

18'0" x 14'1" (excluding wardrobes) (5.5 x 4.3 (excluding wardrobes))

Radiator, UPVC Double Glazed window, built in wardrobe

En suite 1

6'6" x 6'2" (2 x 1.9)

shower,low level wc, pedestal wash basin with mixer tap,fully tiled,

Bedroom 2 (front)

15'5" x 14'1" (excluding wardrobes) (4.7 x 4.3 (excluding wardrobes))

Radiator, UPVC Double Glazed window, built in wardrobe

En suite 2

6'6" x 5'6" (2 x 1.7)

shower,low level wc, pedestal wash basin with mixer tap,fully tiled,

Bedroom 3 (front)

14'5" x 11'9" (4.4 x 3.6)

Radiator, UPVC Double Glazed window, walk in wardrobe

Bedroom 4 (rear)

13'1" x 11'5" (4.0 x 3.5)

Radiator, UPVC Double Glazed window

Bathroom

Bath, pedestal wash basin, low level WC, UPVC Double Glazed Window. Fully tiled

Loft Room (access via Bed 2)

37'8" x 9'10" (11.5 x 3.0)

Boarded and carpeted room with velux roof light. Currently accommodates a bed and other furnishings and storage.

Garage

18'0" x 10'5" (5.5 x 3.2)

Workshop area, storage and combi boiler.

External

Driveway for several cars leading to garage.

To the rear is a garden laid to lawn with entertainment Indian stone patio area, with accompanying storage, To the side is a BBQ area.

