



## Yorke House 2a Carrs Crescent, Liverpool, Merseyside L37 2EU

£750,000

Karen Parks @ Berkeley Shaw is delighted to offer for sale this 4/5 bed roomed 3 bathroomed detached family home, completed in 2021 and offering a new build property on a mature crescent close to schools, local amenities and transport routes. The well appointed accommodation comprises: hall, lounge, Kitchen/Dining/Family room, utility room and wc to the ground floor. To the first floor: master suite, bedroom 2 with en-suite and bed 5/study and to the second floor two further bedrooms and bathroom. Outside front garden and drive with parking for several cars, the rear garden is south/west facing with a detached garden room.



## Ground Floor

### Hall

13'3 x 6'4 (4.04m x 1.93m)

Front door with UPVC double glazed side and top windows, oak and painted turned staircase to first floor, oak flooring with underfloor heating, and an understairs storage cupboard.

### Wc

Low level wc, washbasin, oak flooring with underfloor heating.

### Lounge

10'8 x 8'3 (3.25m x 2.51m)

UPVC double glazed window, oak flooring with under floor heating.

### Kitchen/Dining/Family Room

29'5 x 10'2 & 14'3 x 9'7 (8.97m x 3.10m & 4.34m x 2.92m)

Open plan bright and spacious the Kitchen/Dining/Family Room opens on to the patio and rear garden via Aluminium sliding doors. with a UPVC double glazed bay window to the front and 3 automated velux windows. The bespoke hand painted kitchen comprises: high and low level fitted units with pan drawers and quartz worksurfaces, integrated fridge/freezer and dishwasher. Built in 'Neff' two ovens, a microwave warming drawer and 5 ring induction hob with extractor fan over. The central island with quartz worksurface has 1 1/2 bowl ceramic inset sink with professional mixer tap, seating to one side. The family area is complimented with a DRU global triple log effect floating gas fire, oak flooring with underfloor heating.

### Utility Room

UPVC double glazed door to side, built in high and low level cupboards, plumbed for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap.

## First Floor

Landing with stairs to second floor.

### Master Bedroom

14;10 x 10'5 (4.27m;3.05m x 3.18m)

UPVC double glaze bay window to front, mirrored double doors to fitted wardrobes with hanging rails and shelving, architectural radiator, double doors to:

### En-Suite Bathroom

10'9 x 7'2 (3.28m x 2.18m)

UPVC double glazed window to rear, white suite comprising: freestanding oval bath with wall fixed mixer tap, walk in shower with rain head and hose shower heads, his and hers wash basins set on floating vanity unit with wall mounted mixer taps, low level wc, heated ladder towel rail, tiled flooring.

### Bedroom 2

12'3 x 8'3 (3.73m x 2.51m)

UPVC double glazed window, built in double wardrobes with hanging rails and shelving, radiator.

### En-Suite

6'8 x 3'5 (2.03m x 1.04m)

UPVC double glazed window, walk in shower with rain head and hoses shower heads, wash basin inset vanity unit, low level wc, part tiled walls, heated chrome towel rail.

### Bedroom 5/Study

11'9 x 6 (3.58m x 1.83m)

UPVC double glazed window, fitted wardrobes, radiator.

## Second Floor

Landing with automated Velux window.

### Bedroom 3

16'8 x 10'3 (5.08m x 3.12m)

Four UPVC double glazed windows, auromates Velux window, window seat, undereaves storage, radiator,

### Bedroom 4

15'4 x 8'3 (4.67m x 2.51m)

Four UPVC double glazed windows, Automated Velux window, window seat, undereaves storage, radiator.

### Bathroom

6'3 x 6'2 (1.91m x 1.88m)

UPVC double glazed automated velux window, white suite comprising: panelled bath with mixer taps and rain head and hose shower heads over, wall hung wash basin in vanity unit, low level wc, part tiled walls, tiled floor, heated chrome towel rail.

## Outside

### Front Garden

Drive with parking for several cars, Indian stone path, laid to lawn, side access, electric car charging point.

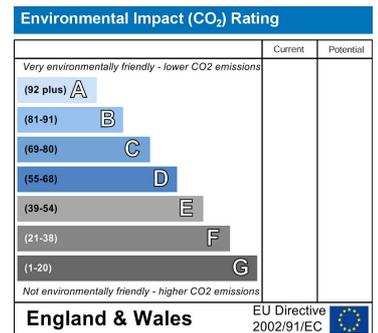
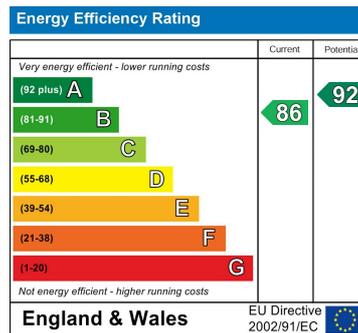
### Rear Garden

South/West facing, paved patio with raised planter and steps leading down to the lawn. Mature borders with plants, shrubs and trees. water tap and electric sockets.

### Garden Room

10'7 x 9'4 & 8'8 x 4'8 (max) (3.23m x 2.84m & 2.64m x 1.42m (max))

Aluminium double glazed bi fold doors, laminate flooring with underfloor heating, door to store room.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. See page 10.

