



12 Folly Close, Blundellsands, Merseyside L23 8AE

Asking Price £775,000

BERKELEY SHAW are delighted to offer for sale this spacious, DETACHED FOUR BEDROOM FAMILY HOME, within a gated community and situated on good sized plot. The home also has a spacious rear garden with fantastic views and a sunny aspect. The property offers light and airy accommodation throughout, with the added benefit of a double garage. The ground floor accommodation briefly comprises of an entrance hallway, spacious lounge with bi-folding doors leading to the garden, open plan kitchen dining room with bi-folding doors, utility room, study, and ground floor WC. To the first floor there are four good sized bedrooms, 2 with En-suites and one with a dressing room and a family bathroom. An internal inspection is highly recommended to appreciate the size and potential of this lovely home.



Drive

Gated community, block paved, garden laid to lawn, parking for several cars

Entrance

Front door UPVC, UPVC side panel windows

Hall

13'9" x 10'9" (4.20 x 3.28)

Amtico flooring, radiator, window shutters, storage cupboard

Downstairs WC

7'8 x 3'0 (2.34m x 0.91m)

UPVC Double glazed frosted glass window, low-level WC, pedestal wash basin, mixer tap, window shutters, Amtico flooring

Front Lounge

17'9 x 14'1 (5.41m x 4.29m)

UPVC double-glazed box bay, granite fire surround and hearth with gas stove, 2 x radiators, Amtico flooring, window shutters

Study

14'3 x 6'9 (4.34m x 2.06m)

UPVC Double glazed window, low-level radiator window shutters, Amtico flooring

Utility Room

9 x 5'3 (2.74m x 1.60m)

Range of wall units, stainless steel sink with drainer, mixer tap, Potterton boiler, UPVC Double half-glazed door, Amtico flooring, radiator, integrated washing/drier

Dining Room

12'2 x 10'4 (3.71m x 3.15m)

UPVC double-glazed Bi-fold doors, fitted wall unit, Amtico flooring, radiator

Kitchen

14'1 x 7'5 (4.29m x 2.26m)

UPVC Double glazed window, Amtico flooring, range of high-level units, granite worktops, stainless steel sink, Neff double oven, microwave and grill, integrated Neff dishwasher, Neff induction hob, Neff extractor fan, Neff fridge freezer, island with cupboards and seating area

Landing

Spacious landing, loft access, radiator

Master Bedroom

16'4 x 12'1 (4.98m x 3.68m)

UPVC double-glazed windows, fitted wall unit, radiator, open-to en-suite and dressing room

Dressing Room

9'10 x 7'2 (3.00m x 2.18m)

UPVC double-glazed window with shutters, fitted wardrobes

En-suite

13'1 x 8'1 (3.99m x 2.46m)

UPVC Double glazed frosted glass window with shutters, low-level WC, vanity sink, mixer tap, panelled bath, walk-in shower, part tiled walls, laminate floor, stainless steel towel radiator

Bedroom 2

14'3" x 13'10" (4.34m x 4.22m)

UPVC Double glazed window with shutters, radiator, fitted wardrobe, laminate floor

En-suite

8'10 x 4'6 (2.69m x 1.37m)

UPVC Double glazed frosted glass window, low-level WC, vanity wash basin, mixer tap, laminate floor, stainless steel towel ladder radiator, tiled shower cubicle

Bedroom 3

14'2 x 8'8 (4.32m x 2.64m)

UPVC Double glazed window with shutters, radiator, fitted wardrobes, fitted desk, laminate floor

Bedroom 4

10'11 x 10'11 (3.33m x 3.33m)

UPVC Double glazed window with shutters, radiator

Bathroom

13'1 x 6'3 (3.99m x 1.91m)

UPVC Double glazed frosted glass window, low-level WC, pedestal sink, mixer tap, panelled bath with shower and side screen, part tiled walls, laminate floor, stainless steel towel radiator, cupboard housing tank

Rear Garden

Laid to lawn, borders with shrubs and trees, Indian stone patio

Double Garage

20'0" x 19'7" (6.10 x 5.97)

Up and over 2x door, electrics

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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