



24 Douglas Drive, Liverpool, L31 9DG

£300,000

If you're seeking a move-in ready home in the heart of Maghull, this exquisite semi-detached property on Douglas Drive offers the perfect blend of comfort and style. With the added luxury of a garden room and sauna, this beautifully presented home delivers an exceptional living experience that truly stands out.

Spanning two floors, the accommodation briefly comprises a welcoming porch leading into an inviting entrance hall. From here, you'll access the stylish living room, an ideal space for relaxing. To the rear of the property, the open-plan kitchen diner offers the perfect setting for both entertaining and family dining. Featuring a central island and integrated appliances, this space is perfect for any budding chef and forms the true heart of the home. Upstairs, you'll find three well-proportioned bedrooms, with the master featuring fitted wardrobes, as well as a modern three-piece family bathroom.

A standout feature of this home is the garden room, a versatile space currently used as a gym/cinema room. Complete with bifold doors, a sauna, and a WC, it offers a tranquil sanctuary for unwinding in style. The property also benefits from HiK vision CCTV, recently fitted shutters, blinds, and motorized curtains, as well as planning permission for an additional bedroom with en-suite above the garage.

For those who value convenience, the garage with an electric roller shutter door provides ample storage space and secure parking. The low-maintenance rear garden offers the perfect spot for al fresco dining or simply enjoying the outdoors.

Contact Berkeley Shaw Real Estate today to arrange a viewing before this stunning home is snapped up by a lucky buyer!



Porch

UPVC part-glazed door with windows to the front and side aspects, tiled flooring, wall lighting, and meter cupboard.

Entrance hall

Composite front door leading into a welcoming entrance hall with laminate flooring, staircase to the first floor, and a door to the living room.

Living room

A bright and inviting living room with a window to the front featuring motorized Venetian blinds and shutters. An electric fire sits on a stone-effect hearth and mantle. Additional features include a TV point and telephone point.

Kitchen diner

A stunning, modern fitted kitchen with a range of matching wall and base units and complementary decorative laminate worktops. Integrated appliances include a gas hob with extractor above, electric oven, and fridge/freezer. A kitchen island with a stainless steel sink inset and breakfast bar adds to the appeal. The kitchen also benefits from surround sound, part-tiled walls, laminate flooring, ceiling spotlights, and windows to the rear with motorized Venetian blinds. Patio doors lead to the rear garden, and the space opens into a spacious dining area. There is also an understairs storage cupboard, TV point, and doors leading to both the garage and the rear garden.

Landing

A straight staircase leads to the first floor, with a window to the side aspect featuring motorized Venetian blinds. Loft access above.

Bedroom 1

A spacious master bedroom with a window to the front aspect, motorized Venetian blinds, fitted wardrobes, TV point, and wall lighting.

Bedroom 2

A well-sized bedroom with a window to the rear aspect, featuring motorized Venetian blinds.

Bedroom 3

A comfortable bedroom with a window to the front aspect and motorized Venetian shutters.

Bathroom

A contemporary bathroom suite with a bath and shower attachment above, glass screen, WC, and a hand washbasin in a vanity unit. Other features include a chrome ladder radiator, extractor fan, tiled walls and flooring, ceiling spotlights, and a window to the rear with motorized Venetian blinds.

Garden room

A fabulous garden room featuring a media wall, surround sound, ceiling spotlights, and Wi-Fi. Patio doors lead to the front with motorized Venetian blinds, and a vertical radiator adds warmth. The garden room also includes a separate WC with a hand washbasin in a vanity unit.

Garage

Single integral garage with roller shutter door, plumbing, and space for a fridge/freezer, washing machine, and tumble dryer. Additional storage space, power, and light are also provided.

Externally

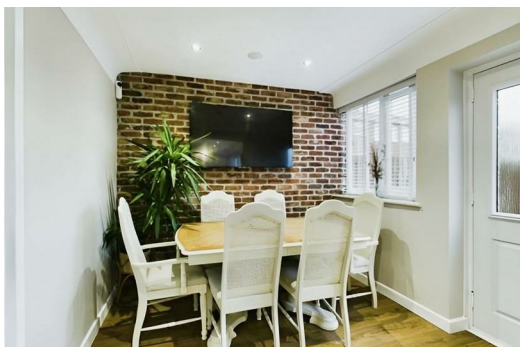
A low-maintenance front garden with a paved driveway offering off-road parking and a car charging point. An attractive, enclosed rear garden with a patio area, artificial lawn, and fenced surround.

Additional benefits

The property benefits from gas central heating and double glazing throughout. It is also equipped with CCTV and an alarm system for added security.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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