



## 12 Kew Road, Formby, L37 2HB

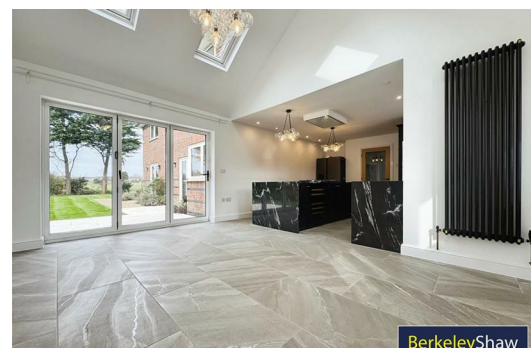
£875,000

Nestled in a picturesque semi-rural position, 12 Kew Road in Formby is a beautifully extended and extensively renovated four-bedroom detached home. Boasting breathtaking views across the surrounding fields, this exceptional property combines modern luxury with tranquil countryside living.

Formby is a highly sought-after area known for its excellent transport links, outstanding local schools, and a wealth of amenities, including shops, cafes, and leisure facilities. With easy access to Liverpool and beyond, this charming town offers the perfect balance of convenience and serenity.

Upon entering, you are greeted by a welcoming porch leading into a generous entrance hall, where French doors open onto the beautifully landscaped rear garden. The heart of the home is the impressive kitchen-diner, featuring a striking vaulted ceiling, Velux windows, bi-folding doors, and a range of high-end integrated appliances—ideal for both everyday family life and entertaining. The spacious living room is bathed in natural light via three sets of French doors and is elegantly finished with a multi-fuel burning stove, creating a warm and inviting atmosphere. Additional ground-floor benefits include a well-appointed WC, a utility room and a versatile study.

Upstairs, the stunning master suite, boasts a Juliette balcony with breathtaking countryside views, a walk-in wardrobe, and a luxurious en-suite shower room. Three further bedrooms offer ample space, with the second bedroom benefiting from its own en-suite. A beautifully designed four-piece family bathroom, complete with a striking freestanding bath, completes this exceptional floor.





## Porch

Tiled floor, oak front door with glazing.

## Entrance hall

Meter cupboard, polished cement floor, UPVC French doors, radiator & entry system for gates.

## Kitchen diner

Vaulted ceiling, velux windows with integral blinds, bi-folding doors, vertical radiator, tiled floor, 3 x double glazed windows, range of wall & base units gas burning hob, electric oven, microwave, extractor hood with color changeable lighting, marble work tops, integrated dishwasher, wine cooler, plumbed American style fridge freezer for chilled water & nice and centre island with breakfast bar & additional storage.

## Study

Double glazed windows & radiator.

## Living room

Multi-fuel burning stove with composite stone fireplace, double glazed windows, 3 x French doors & 3 x radiators.

## Utility room

Radiator, base units with work tops & spotlights.

## WC

Combi boiler, WC, basin & heated towel radiator.

## Landing

Double glazed window & radiator.

## Bedroom 1

French doors to Juliette balcony, 2 x double glazed windows & radiator.

## En-suite shower room

Double glazed window, WC, basin, walk in shower with rainfall shower head, tiled floor, part tiled walls, back lit mirror & heated towel rail.

## Walk in wardrobe

Fitted storage units.

## Bedroom 2

Double glazed window & radiator.

## En-suite shower room

Wet room with double glazed window, WC, basin, electric under floor heating, heated towel radiator & walk in shower.

## Bedroom 3

3 x velux windows with integral blinds, fitted wardrobes, eaves storage & radiator.

## Bedroom 4

Radiator, double glazed windows with fantastic views of the garden and surrounding fields.

## Bathroom

WC, basin, bidet, velux window with integral blind, free standing bath with hand shower, spotlights, LVT flooring & heated towel radiator.

## Garage

Electric up & over door.

## Front garden

Electric gates with intercom entry, garage access & gravel driveway with parking for several vehicles.

## Rear garden

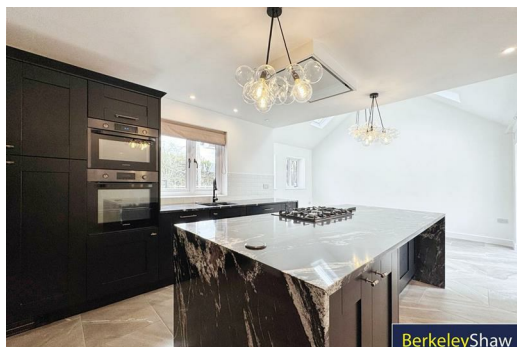
Gated side access to rear garden with porcelain tiled patios & lawn with stunning views across the fields.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



While every effort has been made to ensure the accuracy of the foregoing contained here, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors. Photos are for information only. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency for the given. Made with Berkey Shaw



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