



2 Mayfield Court, Victoria Road, Liverpool, L37 7JL

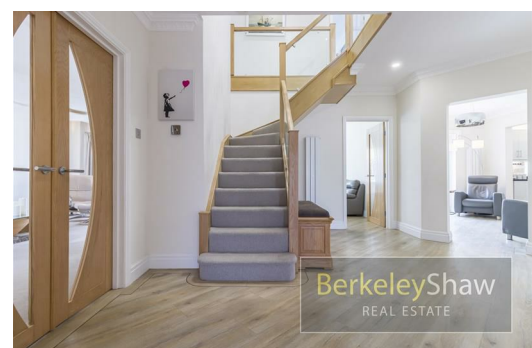
Asking Price £1,195,000

Set discreetly on a prestigious private road in one of Formby's most desirable pockets, this exceptional five-bedroom detached home blends luxurious living with everyday FAMILY comfort. Just moments from the Formby Pinewoods, Formby Golf club and Award Winning BEACH, and close to outstanding SCHOOLS and FRESHFIELD TRAIN station, it offers the perfect balance of coastal charm and commuter convenience. Renovated to exacting standards since 2019, the home combines timeless elegance with cutting-edge design. A gated driveway leads to a handsome frontage with ample parking and access to a converted double garage, now a home gym.

Inside, the grand entrance hall features a BESPOKE oak and glass staircase, luxury vinyl flooring, and four-zone underfloor heating. The air-conditioned/heated living room includes recessed lighting, an 84" HD TV with surround sound, and sliding doors onto the garden. A second reception offers ideal space for a family room or music lounge. The stunning kitchen-diner boasts a Granite floating island, QUARTZ worktops, NEFF appliances, and sliding doors to a patio, complemented by a utility room. A stylish WC and home OFFICE complete the ground floor.

Upstairs are five double bedrooms, all with built-in storage. The luxurious master suite includes air-conditioning/heating, floor-to-ceiling wardrobes with mirrored panels, and en-suite with walk-in shower, his-and-hers sinks with golden MARBLE tops, and LED-lit mirrors. The family bathroom features a full-size tub, separate shower, and sleek neutral tiling.

Outside, the generous landscaped garden offers multiple seating areas, a SAUNA, hot tub, outdoor shower, treehouse, summer house bar, and BBQ pavilion—an entertainer's dream.



Hallway

Bespoke solid Oak/Glass staircase creating a WOW on entering, LVT flooring with Polyuritane boards by "Project Floors" for durability in high footfall areas. Underfloor heating.

Living Room

19'7" x 12'4" (5.98 x 3.78)

Double-Glazed sliding doors onto paved patio area with hot tub, outdoor shower and sauna. Cinema room surround sound and 84" Flat screen, recessed LED lighting, modern ceiling fan and air conditioning.

Lounge/Family Room

15'1" x 11'8" (4.60 x 3.57)

A bright and airy room with windows to three sides, currently utilised as a family room where children can play music or spend time with friends.

Study/Home Office

14'6" x 9'1" (4.42 x 2.78)

Bespoke full height built-in storage and shelving ideal for working from home.

WC

5'11" x 4'7" (1.81 x 1.40)

Fully tiled in neutral tones with mosaic details, WC and Marble countertop basin with vanity unit.

Kitchen

12'4" x 11'8" (3.78 x 3.56)

A stunning yet practical family kitchen with Black granite counters and range of dove grey fitted units, floating island with coordinating quartz surface. Integrated NEFF appliances and a stainless under counter sink with spray tap. Open to dining space.

Dining Space

12'4" x 10'10" (3.78 x 3.31)

Open from Kitchen area so blends seamlessly to create a large flexible family space. With underfloor heating LVT flooring and flatscreen TV.

Utility/Laundry

8'4" x 7'3" (2.56 x 2.23)

Fitted dove grey cabinets with Marble counter tops and sink with drainer, plumbing for washing machine and dryer. Door to access rear of property.

Integral Double Garage

20'3" x 17'2" (6.18 x 5.25)

Fob operated Electric double garage door, built in shelving, gymnasium specialised flooring, lighting, electrics.

Landing

Bedroom 1

14'9" x 13'1" (4.50 x 4.00)

With bespoke floor to ceiling mirrored built-in wardrobes, air conditioning, fitted carpets and window overlooking private rear gardens.

En-suite

11'4" x 7'0" (3.46 x 2.14)

Neutral over-sized Porcelain tiles, inbuilt walk-in shower, his and hers wash basins with golden marble counters. Mirrored vanity unit with under storage.

Bedroom 2

12'4" x 11'9" (3.78 x 3.60)

DOUBLE

Bedroom 3

11'8" x 11'5" (3.57 x 3.48)

DOUBLE

Bedroom 4

11'6" x 10'7" (3.51 x 3.24)

DOUBLE

Bedroom 5

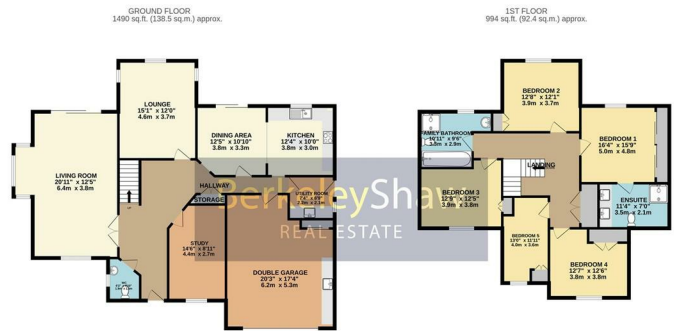
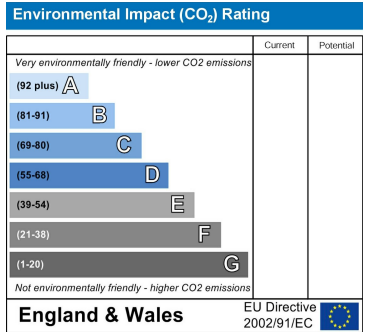
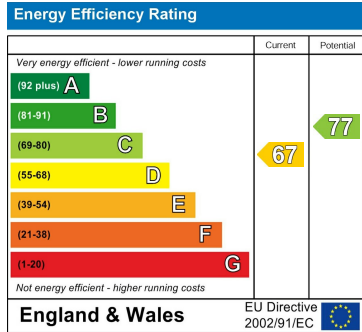
12'5" x 11'6" (3.80 x 3.53)

DOUBLE

Family Bathroom

10'6" x 9'8" (3.22 x 2.96)

A modern and neutral tiled room with Full-size inbuilt bath with integrated shower head, separate walk-in shower, vanity wash basin with sink and WC.



TOTAL FLOOR AREA: 2485 sq ft (230.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, surface, room, utility area, and dimensions and proportions are given for information only and are not intended to be used for any purpose other than that for which they are provided. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency for the given.



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