



## 1C Kimberley Drive, Liverpool, L23 5TA

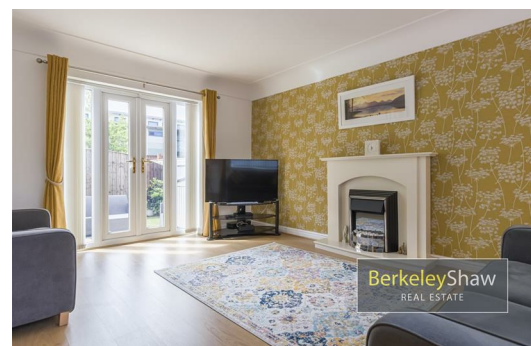
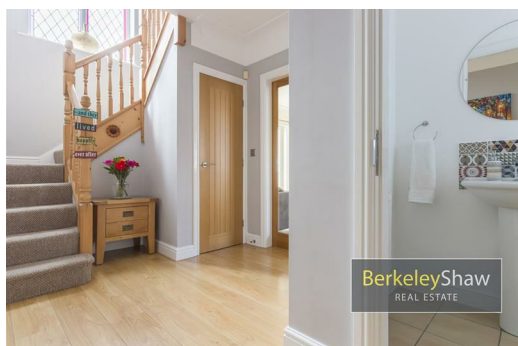
### Offers Over £360,000

Beautifully presented and flooded with natural light, this delightful three-bedroom detached home on Kimberley Drive offers the perfect blend of comfort, space, and family-friendly living in one of Crosby's most desirable residential pockets.

The property is in excellent condition throughout, boasting gas central heating, double glazing, and neutral décor that's ready to move straight into. Families will particularly appreciate the home's proximity to several of Crosby's most sought-after primary and secondary schools, further enhancing its appeal in a thriving, community-focused area.

Set back from the road with ample off-road parking, this attractive home welcomes you into a bright and airy hallway that sets the tone for the rest of the property. The spacious dual-aspect reception room enjoys generous natural light throughout the day, providing a perfect setting for relaxing. The open plan kitchen diner is the ideal space for entertaining or dining as a family with a range of integrated appliances. A convenient ground floor WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom complete with an en-suite shower room for added luxury. Each bedroom is bright and welcoming, making this an ideal home for a growing family or those needing space to work from home or hosting guests.





### Entrance hall

Welcomed via a UPVC frosted double glazed door to the front elevation, the entrance hall features stylish laminate flooring and a useful storage cupboard housing the consumer unit. A radiator provides warmth, and additional understairs storage offers practical space for coats, shoes, or household essentials.

### Living room

A bright and spacious room featuring timber-framed single glazed double doors, a UPVC double glazed window to the front elevation, and UPVC double glazed double doors opening out to the rear garden —flooding the space with natural light. The room is finished with laminate flooring, a radiator for warmth, and an electric fire offering a cosy focal point.

### Kitchen diner

A well-appointed kitchen featuring UPVC double glazed windows to both the front and rear elevations, along with a UPVC double glazed door providing side access. Fitted with a range of modern wall and base units, the kitchen includes a gas hob with extractor fan, integrated oven and dishwasher, and space for additional white goods. A stylish subway-tiled splashback adds a contemporary touch, while a radiator ensures year-round comfort.

### WC

Fitted with a WC and wash hand basin with tiled splashback, this convenient cloakroom also features a UPVC frosted double glazed window to the front elevation, radiator, and extractor fan for ventilation.

### Landing

A bright and airy landing space featuring a striking UPVC double glazed arched window to the rear elevation, allowing natural light to flow in. Additional features include carpet flooring, loft access, and a built-in airing cupboard for extra storage.

### Master bedroom

A well-proportioned room featuring a UPVC double glazed window to the front elevation, carpet flooring, and a radiator for added comfort.

### En-suite

Fully tiled for a sleek and modern finish, this shower room comprises a walk-in shower, WC, and wash hand basin. Additional features include a UPVC frosted double glazed window to the rear elevation and a chrome heated towel rail for added comfort and style.

### Bedroom 2

A bright and comfortable room featuring UPVC double glazed windows to the rear elevation, carpet flooring and a radiator.

### Bedroom 3

A well-presented room with a UPVC double glazed window to the front elevation, carpet flooring, and a radiator, offering a warm and comfortable space.

### Family bathroom

Fully tiled and well-appointed, the bathroom features a bath with shower over, WC, and wash hand basin. Additional highlights include UPVC frosted double glazed windows to the front elevation, a chrome heated towel rail, and an extractor fan for ventilation.

### Loft

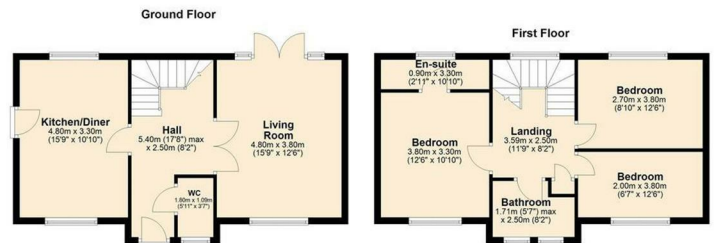
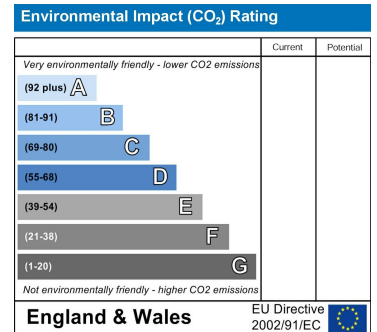
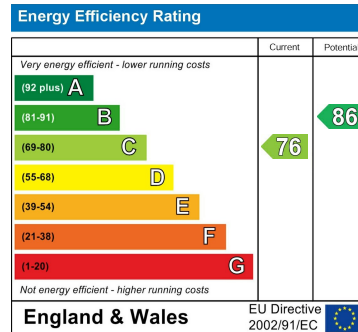
Fully boarded loft space providing ample storage with pull down ladder.

### Front garden

A neatly maintained front garden featuring a block-paved driveway providing off-road parking, a well-kept lawn, secure perimeter fencing, and gated side access to the rear of the property.

### Rear garden

A private and secure south facing rear garden, mainly laid to lawn and ideal for family use or outdoor entertaining. Features include side access, electrical power point, an outside tap, a garden shed for storage, a security light, and secure boundary fencing for added peace of mind.



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