



82 Freshfield Road, Formby, Liverpool, Merseyside. L37 7BJ

£2,250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

NEW BUILD....This stunning contemporary new build boasts floor to ceiling windows that grace every room flooding the interior with an abundance of natural light that dances through every space, creating an airy and inviting atmosphere.

The property has been built to exacting standards incorporating expansive living spaces designed for both relaxation and entertainment, incorporating a fabulous kitchen open to a family/ dining room with doors opening onto a courtyard boasting a covered kitchen/barbeque area ideal for al fresco dining and family gatherings.

Further ground floor features include a study, an indoor pool which has resistance features for workouts and fitness routines with a space for a gym/changing room, a spacious basement area which could be an ideal cinema room with recess mood lighting.

A glass balustrade staircase leads to an airy and bright landing with access to a large attic room via an electric folding loft ladder. The first floor boasts an impressive principal bedroom with ensuite and dressing room with a further four bedrooms, two with ensuite shower rooms plus a luxury family bathroom.

Situated in a much sought after location in Freshfield, convenient for Freshfield railway station, transport links, local schools, Formby golf club, Formby village with its abundance of shops, trendy bars and restaurants and in close proximity to Formby nature reserve and beach.

FEATURES



ROOM DESCRIPTIONS

Ground Floor

Bright & Spacious Reception Hall

Cloakroom/WC

Study

10' 11" x 10' 07" (3.33m x 3.23m)

Stunning Kitchen open to a Family/Dining Room

26' 03" x 22' 06" (8.00m x 6.86m)

Boot Room/Laundry Room

Indoor Pool

20' 07" x 15' 03" (6.27m x 4.65m)

Changing /Garden Room

15' 08" x 14' 07" (4.78m x 4.45m)

Basement

Cinema Room / Studio

21' 06" x 20' 07" (6.55m x 6.27m)

First Floor

Bright & Spacious Landing

Primary Bedroom

18' 10" x 14' 09" (5.74m x 4.50m)

Ensuite Shower Room

Walk in Dressing Room

Bedroom No. 2

16' 05" x 12' 08" (5.00m x 3.86m)

Ensuite Shower Room

Walk in Dressing Room

Bedroom No. 3

21' 09" x 11' 10" (6.63m x 3.61m) (maximum dimensions)

Ensuite Shower Room

Bedroom No. 4

16' 05" x 9' 05" (5.00m x 2.87m)

Bedroom No. 5

16' 05" x 10' 08" (5.00m x 3.25m)

Family Bathroom/Shower Room

16' 04" x 9' 02" (4.98m x 2.79m)

Outside

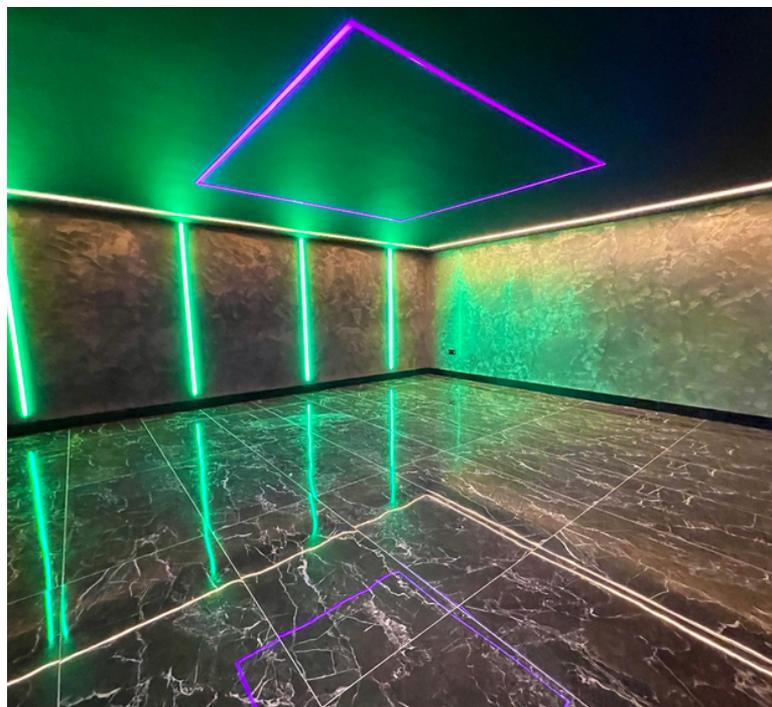
Outdoor Covered Kitchen Area

Landscaped Gardens

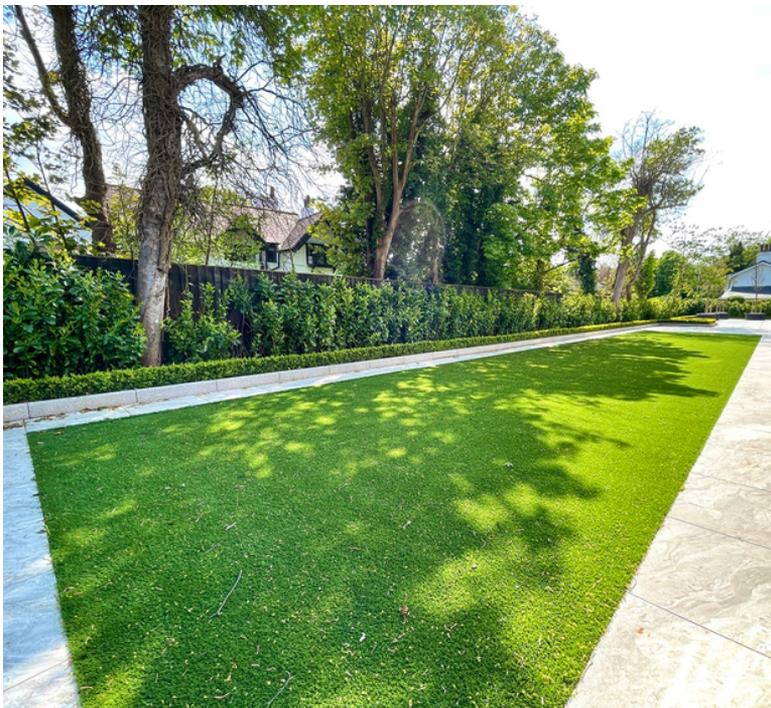
PLEASE NOTE

Property Disclaimer

**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements , distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **







FLOORPLAN & EPC

Approximate Area = 431.6 sq m / 4646 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)
 Plant Room = 8.2 sq m / 88 sq ft
 Total = 439.8 sq m / 4734 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 322372

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

