



## 2 Gregson Mews

Crosby, Liverpool, L23 4TW

**Asking price £440,000**



**\*\*LAST PLOT AVAILABLE\*\*** Secure your dream home at Gregson Mews these STUNNING FOUR BEDROOM DETACHED family homes benefit from INTEGRAL GARAGE, UNDERFLOOR HEATING to the ground floor and EN-SUITE to MASTER, separate UTILITY ROOM and located in a PRIVATE GATED DEVELOPMENT.

The homes at Gregson Mews blend sizeable living areas with private spaces for work and relaxation, making them impressive and versatile family homes to enjoy. The dining/kitchen areas are equipped with large bi-folding doors leading out to spacious gardens. The roomy separate lounge space with elegant bay windows offers a comfortable space for everyone. The ground floor areas also boast a separate utility/laundry room, WC and extra room, ideal as a home office, study or playroom. The integrated garage provides plenty of space for off road parking, not to mention the potential for converting in future. To the first floor, the properties feature four generous bedrooms, the luxurious master being en-suite, and a stylish family bathroom. Views to the rear of the properties take in The Ramblers' lands and the tranquil farmland of Little Crosby in the distance.

Finally, the lofts have been future-proofed to facilitate onward development. These attractive spaces are brimming with potential, being large enough for perhaps an enhanced master bedroom plus en suite bathroom, dressing room and living area.



**Living Room 14'1" x 12'9" (4.3 x 3.9)**  
To feature large bay window. Chrome sockets and solid wood doors.

**Kitchen/Dining 17'0" x 20'4" (5.2 x 6.2)**  
Stunning bespoke fitted kitchen with integrated appliances to include oven, hob, extractor, microwave and fridge freezer. Quartz worktops. Underfloor heating.

**Utility 5'6" x 7'6" (1.7 x 2.3)**  
Quartz worktop and open space for washing machine and dryer. External door.

**Downstairs WC 3'3" x 7'6" (1.0 x 2.3)**  
Toilet cistern and hand basin.

**Study/Playroom 6'6" x 7'6" (2.0 x 2.3)**  
Chrome sockets and large open window.

**Hallway 19'4" x 5'10" (5.9 x 1.8)**

**Garage 8'2" x 16'0" (2.5 x 4.9)**

**Master Bedroom and En-suite 13'5" x 16'8" (4.1 x 5.1)**  
Large shower enclosure with luxurious fittings throughout. Chrome sockets and large open window.

**Bedroom 2 13'9" x 9'6" (4.2 x 2.9)**  
Chrome sockets with large open windows.

**Bedroom 3 14'1" x 13'1" (4.3 x 4.0)**  
Chrome sockets and large open windows.

**Bedroom 4 16'0" x 13'1" (4.9 x 4.0)**  
Chrome sockets and large open windows.

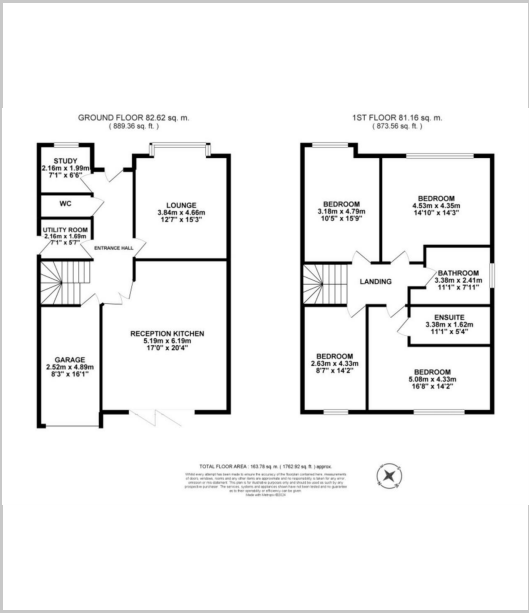
**Bathroom 8'10" x 6'2" (2.7 x 1.9)**  
Freestanding bath tub with walk in shower enclosure.

**Landing 13'1" x 6'2" (4.0 x 1.9)**  
Loft hatch.

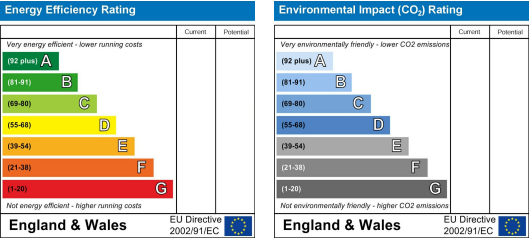
Area Map



Floor Plans



Energy Efficiency Graph



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