



**For Sale**

**34 Ewden Close, Liverpool**

**£550,000**

**4**

**2**

**1**

**1636.11 sq ft**

**James McNally**

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## Beautifully presented four-bedroom detached home in the heart of Childwall with a stunning extended open-plan kitchen / living area.

It is a pleasure to introduce this spacious and elegantly presented four-bedroom family home to the market. Situated in the heart of Childwall, close to local eateries and amenities, the house sits in a quiet cul-de-sac with some stunning views. It also benefits from an impressive rear extension to create the perfect open-plan living space for modern family living.

As you enter the property there is a welcoming entrance hall. To the left is a WC and a spacious home office. To the right a homely living room with feature fireplace. To the rear is the stunning open-plan living space with dining area, sitting area and modern fitted kitchen. This impressive space is filled with light via three skylights and sliding glass doors overlooking the garden. The space is completed by a utility room with storage cupboard.

Upstairs there is a landing leading to the four bedrooms. The master bedroom has an en-suite shower room. There are two further spacious double bedrooms, one of which has a walk-in wardrobe. The fourth bedroom is a good-sized single bedroom. On the upper level there is also a modern family bathroom with bath and separate walk-in shower. The loft is spacious and boarded offering ample storage.







## Floor plan



- Stunning open-plan kitchen / living area
- Sought after location in Childwall
- Separate Lounge
- Utility room
- En-suite master bedroom
- Home office
- Spacious Driveway
- Well presented garden with patio seating area
- EPC Rating - C

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

