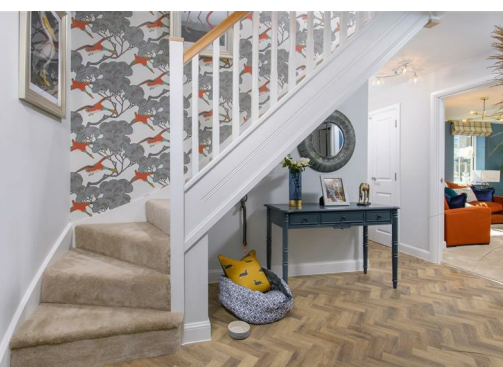




Burrow Drive, Formby, L37 6FF

£480,000

BRAND NEW 4 bedroom, detached property on exclusive development. Upgraded kitchen, great space and specification. PART EXCHANGE also available. DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS WONDERFUL HOUSE YOUR NEW HOME!



1 Burrow Drive, Formby, L37 6FF

We are delighted to offer this stunning, 4 bedroom, detached, property with upgraded kitchen. Living here you'll benefit from a large, stylish open plan kitchen with dining area and adjoining utility room. A wonderful triple aspect lounge with French doors leading to garden. a downstairs WC and even a private study! Upstairs you'll find 4 double bedrooms, the main including en suite. This is the quintessential family home boasting both space and luxury!

Families will love the spacious homes at Pinewood Park. They are designed to the highest quality with everyone in mind. Each home has been meticulously thought through, and the energy efficient design will help you save on your energy bills each month. Not only that it's 5 Star Homebuilder for 15 consecutive years! The site is located less than a mile from Formby train station, providing excellent connections to both Liverpool City Centre and Southport. Formby itself is an ideal place for spotting wildlife and getting back to nature. Its beautiful sands are within easy reach along with plenty of high street/independent shops and some fantastic bars and restaurants. Being so close to high achieving schools is yet another benefit.

Freehold
EPC Rating B
Management fee £132 pa
10 year Structural Warranty
2 years Builder's Defect
Council Tax TBC

GROUND FLOOR

HALL

Welcoming entrance leading to

STUDY 9'5" x 8'2" (2.88m x 2.49m)

Downstairs private study-ideal for working from home.

WC 5'9" x 3'1" (1.76m x 0.98m)

Contemporary WC with white sanitary ware plus tiling.

LOUNGE 18'0" x 11'10" (max) (5.49m x 3.61m (max))

Spacious, impressive, triple aspect lounge with French doors leading to garden.

KITCHEN/DINING AREA 21'7" x 14'5" (max) (6.60m x 4.41m (max))

Stylish, upgraded kitchen with dining area and beautiful bay fronted window.

UTILITY 6'9" x 5'6" (2.06m x 1.68m)

Adjoining utility room. Great for extra space and laundry.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 18'3" x 11'10" (5.58m x 3.61m)

Beautiful master bedroom complete with dressing area leading to

EN SUITE 7'3" x 4'8" (2.22m x 1.43m)

Large en suite with white sanitary ware plus tiling.

BATHROOM 9'4" x 6'3" (2.87m x 1.92m)

Contemporary family bathroom with white sanitary ware plus tiling.

BEDROOM 3 11'8" x 10'10" (3.56m x 3.31m)

An impressive double bedroom.

BEDROOM 2 17'1" x 9'2" (5.22m x 2.80m)

An impressive double bedroom.

BEDROOM 4 12'9" x 8'4" (3.89m x 2.55m)

An impressive double bedroom.

EXTERNAL

Garden

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

*Any incentives are subject to builders terms, conditions and price differentials*** From Developers standard range and pricing.

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