



35 St. James Road, Prescot, L35 0PB

Asking Price £1,395,000



**STAPLETON
DERBY**

Welcome to a truly exceptional residence that epitomizes luxury living – a beautiful, five-bedroom, detached property boasting an elegant design and a picturesque location. This stunning home stands as a testament to meticulous craftsmanship and attention to detail, with its elevations finished in timeless stone that lend an air of sophistication. Nestled in a beautiful and established neighbourhood, the property boasts substantial grounds that provide both privacy and a sense of tranquility. The residence has been tastefully renovated to a high standard, ensuring modern comforts while preserving its classic charm.

As you step into the open lobby and inviting reception hall, a sense of warmth and welcome envelops you. The ground floor features two sitting rooms, perfect for relaxation, and a formal dining room that exudes an air of refinement. The addition of a conservatory room bathes the space in natural light, creating a seamless connection between the indoors and the beautifully landscaped outdoors. A stylish ground floor shower room adds convenience and a touch of luxury. The well-appointed kitchen, with linked dining and sitting area, is a culinary masterpiece, equipped with modern amenities and designed for both functionality and aesthetics. For practicality, the residence includes a utility room, garage and a cellar, providing ample storage and organizational space. On the first floor, a majestic landing provides entry to five generously sized double bedrooms. The primary bedroom features a walk-in closet and an luxurious ensuite bathroom.

The underfloor heating and air-conditioning ensures a cozy atmosphere throughout the home, while the inclusion of CCTV and a security alarm system offers peace of mind.

As you approach the property, electric gates welcome you, providing an extra layer of security and enhancing the overall sense of exclusivity. This beautiful five-bedroom detached residence is not just a home; it's a testament to refined living.

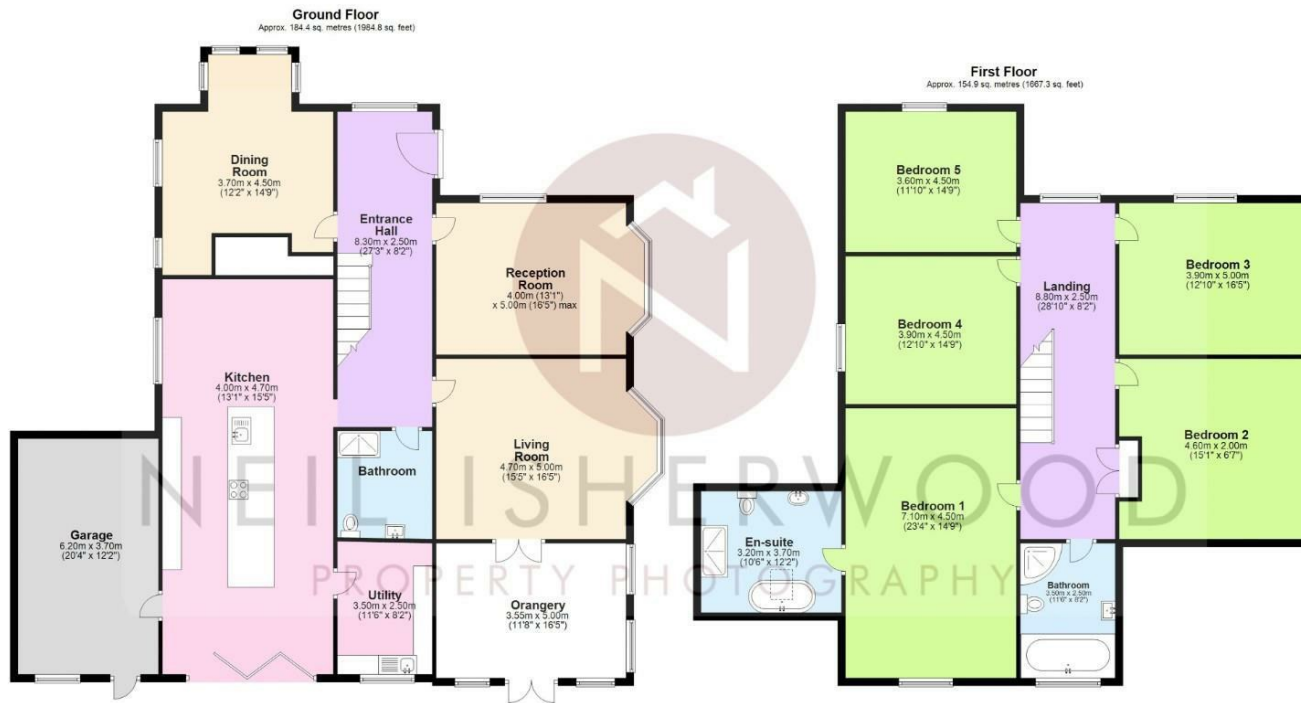








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Total area: approx. 339.3 sq. metres (3652.0 sq. feet)
 This floor plan was created by Neil Isherwood Property Photography. This is not to scale. All measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors. Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.