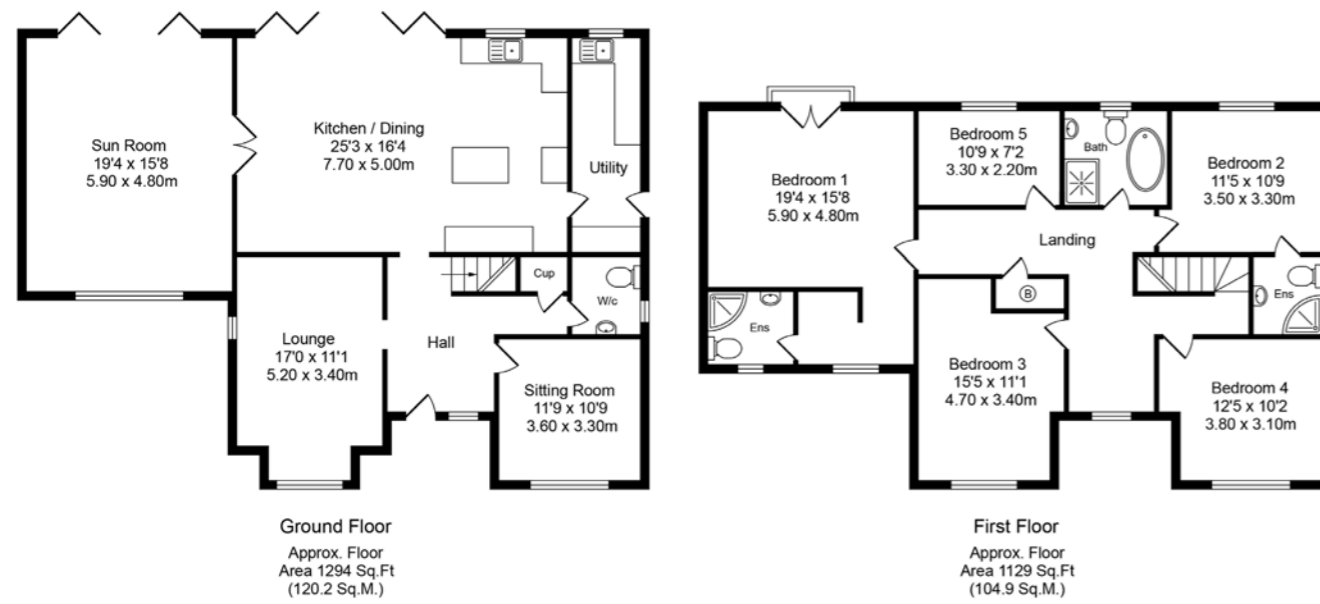




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

Total Approx. Floor Area 2423 Sq.ft. (225.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
 Service Charge: Estimated £300-£500 (figure to be confirmed)  
 Council Tax Band: E

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are pleased to bring to market a rare opportunity to acquire a truly stunning five-bedroom detached luxury new build property, residing within a generous private plot along the newly developed Katherine's. Close in Lydiate, Liverpool.

Positioned attractively atop this exclusive development of contemporary luxury executive properties, a host of local amenities and retailers reside nearby. With superb transport and commuter links provided as well as a range of highly regarded primary and secondary schools, this magnificent property ticks all the boxes for today's modern family living requirements.

Approached via a private driveway providing an abundance of off-road parking for multiple vehicles, access is granted via the main front entrance, with one received into a large front entrance hallway which is brimming with an abundance of natural light. The front of the property enjoys a pleasing double-fronted façade, with the main bay-fronted living room and second equally well-proportioned sitting room residing attractively to the front. The highest fit and finish is on display throughout, with the rear of the property enjoying an impressive open plan family dining kitchen. Finished in a premium shaker design and boasting. Comprehensive range of integrated appliances, premium Quartz work surfaces and central feature island, this contemporary kitchen lead off to a spacious multi-functional utility room to one side, whilst an ample dining area flows into a large family living area, all of which are flooded in light via premium bi-folding patio doors. The ground floor accommodation is completed with an extensive sunroom which again enjoys patio doors overlooking the rear garden area.

The first floor boasts five well-proportioned family bedrooms accessed via a timber and glass feature galleried landing, all of which are newly decorated and enjoy a pleasant outlook over the surrounding area, with two of the bedrooms boasting lavish tiled en-suite bathroom facilities. The main bedroom provides a picturesque Juliet balcony and an uninterrupted outlook over the surrounding area. The property boasts a stunning main family bathroom which enjoys a free-standing pebble bath, WC, vanity wash hand basin and gorgeous contemporary tiled design, with gold accented fixtures and fittings complementing this modern space.

Externally the property resides in a generous private plot that extends to approx. one acre with this uninterrupted paddock ideal for equestrian use if required, which can also be accessed via a separate private road. Extending to a generous 2,423 square feet of new build luxury living accommodation and with an abundance of future design and development potential, internal inspection is highly advised to fully appreciate all on offer within.





#### KEY FEATURES

Luxury Detached New Build Home

Five Bedrooms

Circa 2423 Square Feet

Impressive Open Plan Dining  
Kitchen

Three Reception Rooms

Generous One Acre Plot  
(With Potential use as a Paddock  
with Separate Access Road)

Driveway Parking





