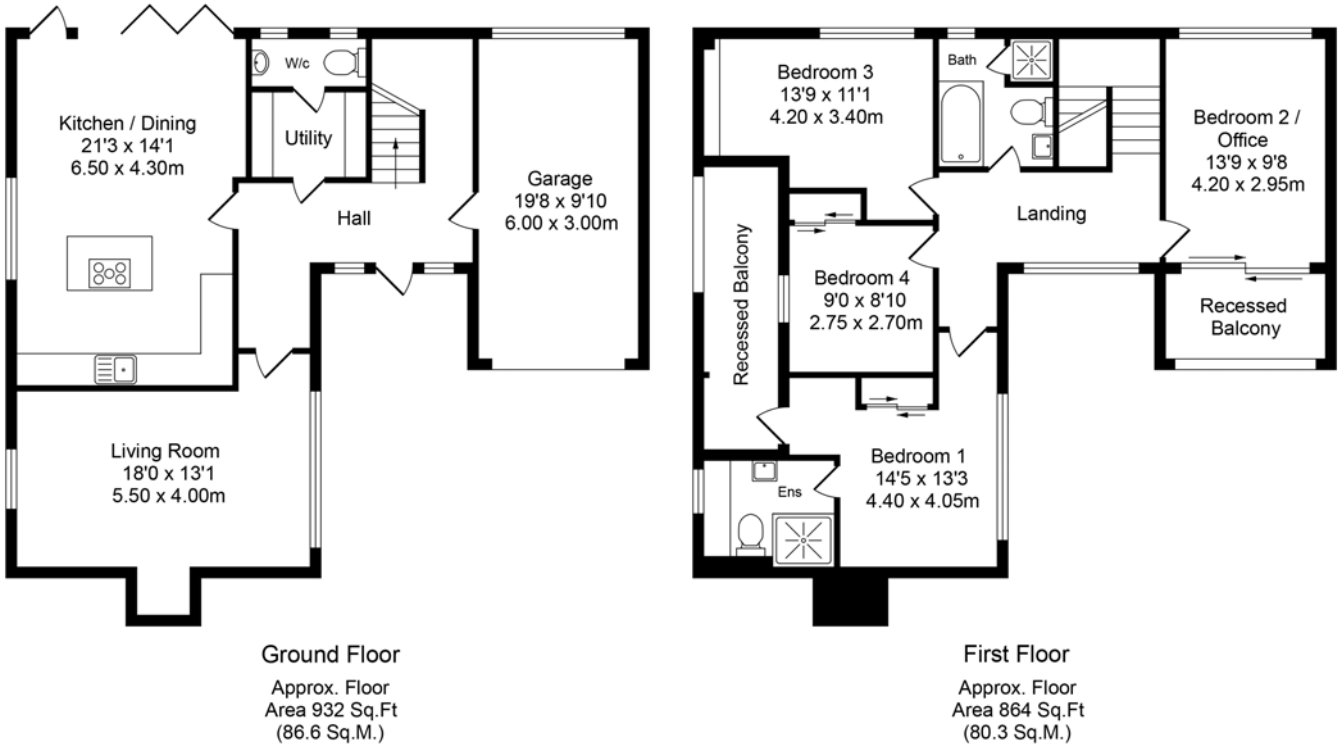




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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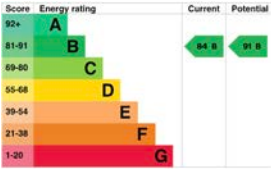
Total Approx. Floor Area 1796 Sq.ft. (166.9 Sq.M.)

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  
 Council Tax Band: F

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 and Phillips are delighted to present this exceptional contemporary four-bedroom home, nestled within an exclusive newly constructed development on the highly sought-after St Andrews Close in Maghull, Liverpool.

This prestigious property is one of only fourteen newly constructed homes, each designed to a premium standard and with a sense of privacy and individuality. Occupying a spacious corner plot, this home stands out, with the current owners having acquired additional land backing onto the canal, creating a remarkable outdoor space that's uniquely the largest on the development.

Arriving at the property, you'll notice a sense of thoughtful design from the outset. The driveway provides ample off-road parking for multiple vehicles, complemented by an integrated garage with an EV charging point, a convenient and eco-friendly addition for modern living. This beautifully landscaped frontage, combined with the contemporary exterior design, immediately sets a high standard and offers an inviting first impression.

Upon entering, you're welcomed into a light-filled ground floor, where full-height picture windows and elevated ceilings lend an airy, open feel throughout. At the front of the property, a bay-fronted living room serves as a stylish yet cosy retreat, complete with a premium media wall that brings both functionality and a sleek aesthetic to the space. This room offers the perfect setting for relaxed evenings with family or friends, designed for both comfort and sophistication.

Moving towards the rear of the property, the open-plan family dining kitchen truly captures the essence of modern family life. Designed with clean lines and a minimalist approach, this area is both striking and practical. The kitchen features an array of high-quality wall, base, and tower units, with premium appliances seamlessly integrated for ease of use. A central island acts as both a functional workspace and a social hub, making it ideal for everything from preparing family meals to casual entertaining. The dining area flows naturally into an additional living space, creating a sense of connection while still offering defined zones within the open-plan layout. Bi-folding doors along the rear wall open fully, allowing a seamless transition from indoor to outdoor living – perfect for enjoying warm days or extending gatherings to the garden.

The ground floor is completed by a versatile utility room with direct access to the adjoining WC, providing practical storage and laundry space that keeps everything tidy and organised. This level's layout has been meticulously designed for maximum convenience and ease of daily use.

Heading upstairs, the first floor continues the property's contemporary appeal. Here, dramatic vaulted ceilings in the main and second bedrooms create a sense of grandeur, while large windows provide stunning views of the canal and surrounding greenery. The main bedroom, with its expansive feel, benefits from a luxurious en-suite bathroom, offering a private space with high-end fixtures, a double vanity, and a spacious shower. A unique feature of this room is the adjoining composite decked area – a private outdoor retreat perfect for early morning coffee or unwinding at the end of the day.

The second bedroom, also spacious, includes a recessed balcony, providing a charming outdoor nook that offers lovely views and an additional touch of luxury. The remaining bedrooms are generous in size, each tastefully decorated and ready to be adapted to meet the needs of growing families, guests, or as home office space. A stylish family bathroom serves these rooms, equipped with a bathtub, separate shower, WC, and vanity wash basin, providing both practicality and a sense of comfort.

The property's exterior space is a standout feature, with a large wrap-around garden that has been extended by the current owners to maximise outdoor living. Backing directly onto the canal, this garden provides an idyllic, tree-lined outlook, offering a sense of serenity that's hard to come by in such a well-connected area. The spacious patio terrace is perfect for gatherings or quiet family meals outdoors, offering ample room for seating and surrounded by thoughtfully planted borders for added privacy and natural beauty. This generous outdoor area invites various lifestyle possibilities, from garden parties to creating a play area or even simply as a peaceful spot to relax by the waterside.

Situated within Maghull, St Andrews Close enjoys a prime location that combines the appeal of a close-knit community with the convenience of urban access. Local amenities are easily accessible, with a variety of shops, restaurants, and cafes nearby to meet daily needs. For families, well-regarded schools are within close reach, making this a practical choice for those with children. The area also benefits from excellent transport links, with quick and reliable access to Liverpool city centre by road or rail, making it ideal for commuting professionals. The local parks and recreational facilities provide further leisure options, from scenic walks to sports and family outings, ensuring there's always something to enjoy close to home.

This property on St Andrews Close offers a rare opportunity to own a substantial modern home that combines exceptional interior space with an enviable outdoor setting. Carefully designed and finished to a high standard, it provides a versatile layout that's well-suited to modern living, set within a picturesque development that's both exclusive and welcoming. Viewing is highly recommended to appreciate the full potential of this unique home.





