



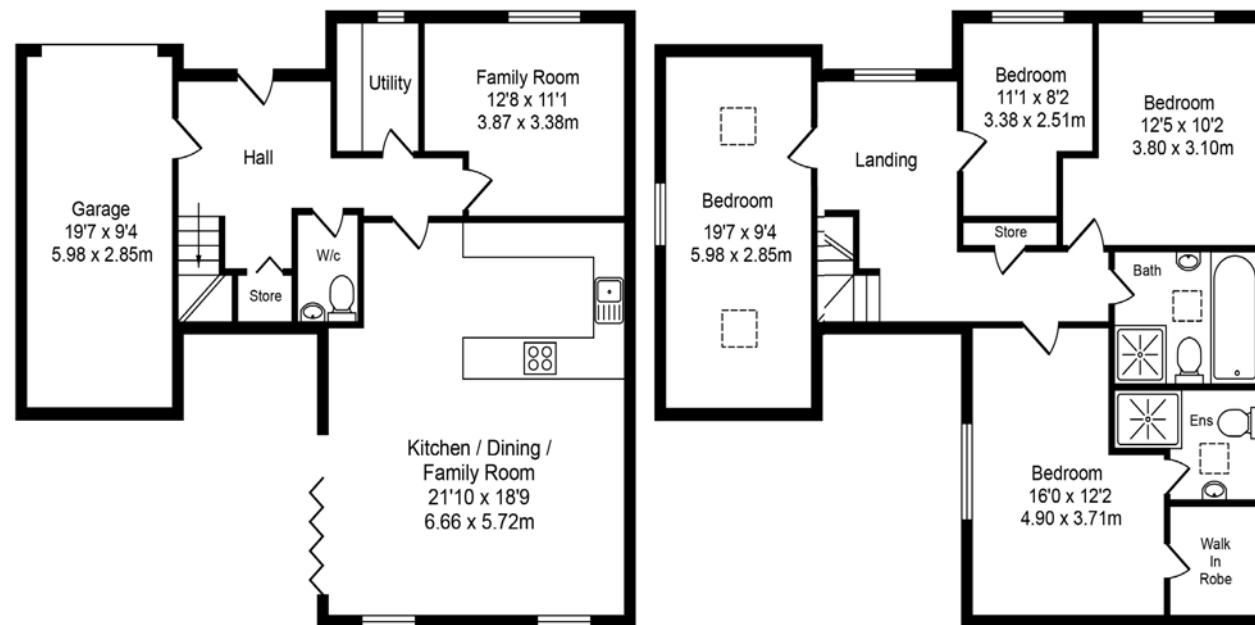
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ARNOLD & PHILLIPS  
ESTATE AGENTS

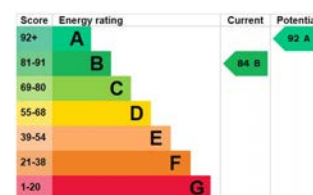
Total Approx. Floor Area 1805 Sq.ft. (167.7 Sq.M.)

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.



THE LUXURY PROPERTY SPECIALISTS

St. Andrews Close, Liverpool

A&P



Arnold and Phillips are thrilled to present this truly exceptional four-bedroom detached contemporary modern-build property, nestled within the exclusive St Andrews Close development in Maghull, Liverpool. This bespoke home offers the perfect blend of striking modern architectural design, functional living spaces, and a tranquil setting within a private, tree-lined plot. With its impeccable finishes, spacious layout, and prime location, this property is an opportunity not to be missed.

The home immediately impresses with its characterful façade and well-maintained double driveway, providing ample parking alongside an integrated garage. The main composite front door opens into a bright and inviting entrance hallway, where thoughtful design and attention to detail are evident. The space is beautifully proportioned, setting the tone for the rest of the home.

To the front of the property, the living room offers a comfortable retreat, spacious enough for a variety of layouts while maintaining a sense of cosiness. Neutral décor and quality materials make it easy to envision adding your personal style. Adjacent to this room, a convenient utility room enhances the home's practicality, while a centrally located WC ensures convenience for both residents and guests.

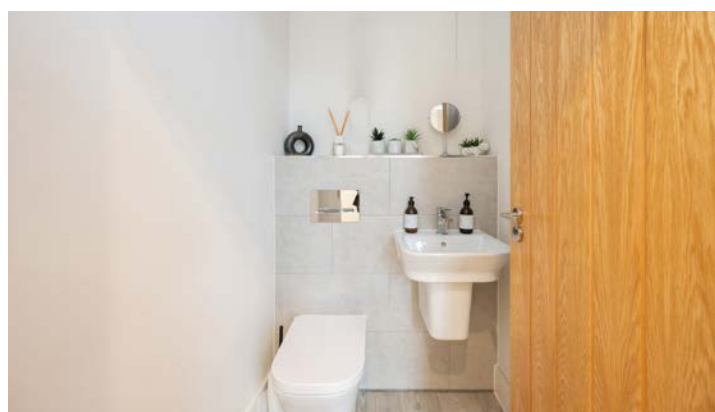
The rear of the property is a real showstopper, showcasing an open-plan family dining kitchen that forms the heart of this home. Designed with both style and functionality in mind, the kitchen features an extensive range of contemporary wall, base, and tower units, complemented by premium contrasting work surfaces. A sleek breakfast bar offers an informal space for meals, while integrated high-end appliances ensure all the modern conveniences are at your fingertips. The dining area flows seamlessly into a spacious family living space, making it ideal for social gatherings or day-to-day family life. Large bi-folding patio doors extend the living space outdoors, connecting to the garden and allowing natural light to enhance the room's airy feel.

Upstairs, the property offers four generously sized double bedrooms, each thoughtfully decorated with a neutral palette that creates a calming atmosphere. The main bedroom is a luxurious haven, boasting a lavish en-suite bathroom complete with contemporary fixtures and a walk-in shower. A spacious walk-in wardrobe adds further appeal, providing ample storage while maintaining a clutter-free aesthetic. The remaining bedrooms offer flexibility for use as guest rooms, children's bedrooms, or even a home office, depending on your lifestyle. A sleek and modern family bathroom serves the additional bedrooms, featuring a separate shower, bath, WC, and vanity wash hand basin, all finished with high-quality tiling and fittings.

The outdoor space is equally impressive, with an attractive patio terrace that wraps around the property. This creates an inviting space for outdoor seating or dining, perfect for summer gatherings or quiet evenings spent relaxing in the garden. The lawned area is neatly maintained and bordered by mature trees, ensuring privacy and a peaceful backdrop. The design of the garden makes it easy to enjoy without requiring extensive upkeep, while still offering the opportunity to personalise the space further if desired.

St Andrews Close is a sought-after development located in the heart of Maghull, a thriving area offering a perfect balance of suburban tranquillity and convenience. Excellent transport links, including nearby train stations and easy access to motorways, make it an ideal base for commuters. Families will appreciate the selection of well-regarded schools in the area, while local shops, cafés, and leisure facilities cater to everyday needs and more. For those who enjoy the outdoors, nearby parks and green spaces provide opportunities for walking, cycling, or simply unwinding amidst nature.

With approximately 1,805 square feet of beautifully designed living space, gas central heating, double glazing, and the reassurance of the remaining NHBC new-build warranty, this home is ready for its next owners to move straight in and enjoy. An internal inspection is highly recommended to fully appreciate the attention to detail and quality of craftsmanship in this distinctive property. Contact us today to arrange your viewing and experience everything this stunning home has to offer.







### KEY FEATURES

Modern Detached Family Home

Four Generously Sized Bedrooms with Ensuite to Master

Circa 1805 Square Feet

Light Filled Family Room with Modern Kitchen

Tastefully Decorated

Easy Maintainable Rear Garden

Driveway Parking

Sought After Location

Excellent Transport Links









