



**KAREN PARKS**  
SALES & LETTINGS



**1 Dunes Drive, Formby, Liverpool, L37 1PE**  
**Offers Over £750,000**

Karen Parks Sales and Lettings are delighted to bring to market this five bedroom detached property which has been beautifully extended and renovated by the current owners offering a spacious, modern family home situated on a corner plot. The property is situated on a large plot and in a much sought after position just a short stroll to Formby nature reserve and beach. The property briefly comprises of: large hallway, WC, lounge, bedroom 5/reception room and a beautiful extended open plan kitchen-diner family room. To the first floor is a master bedroom with ensuite, a further three bedrooms and family bathroom. The front of the property has been rendered and has a large driveway providing off road parking for multiple cars. To the rear are extensive, sunny gardens to enjoy in the summer months. The house is located within walking distance to local amenities such as shops, cafes and hairdressers, close to a bus stop and within walking distance of Freshfield Station. Viewing is advised to appreciate the space on offer in this excellent, executive family home.

## ACCOMMODATION

### Ground Floor

#### Hallway



The spacious hallway is a bright and welcoming space with a double glazed window to the side as well as an additional velux window. There are two radiators, a built in storage cupboard and utility cupboard with space for a washing machine and dryer.

#### WC 5'1" x 2'3" (1.55 x 0.70)



WC with hand wash basin, radiator and double glazed window.

#### Second Lounge 22'4" x 11'10" (6.83 x 3.61)



The lounge is currently used as a home gym but is an excellent size lounge with a double glazed window to the front and bi fold doors opening out into the garden. The room also benefits from a media wall with fire as a focal point to the room. One radiator.

#### Open plan kitchen-diner family room



The kitchen has a range of wall and base units providing plenty of storage, as well as a central island with space for bar stools. There is a sink with double glazed window above, integrated hob, two ovens, extractor fan, dishwasher and space for a

fridge-freezer. There is one set of bi-folds leading out to the garden from the kitchen area which then opens up to an extended dining-family room. This space which leads through from the kitchen has two sets of bi-fold doors opening this space right out into the garden which is perfect for entertaining, garden parties and family living. There is a media wall as a focal point to the room with electric feature fire and shelving.

#### Bedroom 5 17'6" x 8'7" (5.34 x 2.62)



This room could either be used as a fifth bedroom, additional sitting room/playroom or for those who work from home as there is a separate entrance door to the front of the property. There is one radiator, a fitted cupboard, double glazed window and additional velux window.

### First Floor

#### Landing



The landing has a large double glazed window, a loft hatch and built in storage cupboard.

#### Bedroom 1 14'6" x 12'2" (4.42 x 3.72)



The master bedroom is an excellent size and has a row of sliding mirrored wardrobes providing plenty of storage, one radiator and a double glazed window.

### **Ensuite 9'4" x 5'4" (2.85 x 1.65)**



The ensuite has a shower cubicle with two shower heads, hand wash basin with drawers below, WC and towel radiator.

### **Bedroom 2 12'2" x 11'5" (3.72 x 3.48)**



The second bedroom has two built in cupboards providing storage, one radiator and a double glazed window.

### **Bedroom 3 12'4" x 10'0" (3.78 x 3.05)**



The third double bedroom has one radiator and a double glazed window looking over the front of the property.

### **Bedroom 4 10'7" x 8'5" (3.25 x 2.57)**



This bedroom has a built in double cupboard, one radiator and a double glazed window with views out towards the pinewoods.

### **Bathroom 8'0" x 5'10" (2.46 x 1.78)**



The bathroom comprises of a bath with over head shower, WC, hand wash basin with vanity unit below, towel rail and double glazed window.

### **Outside**

#### **Front Garden**

The front of the property has been rendered giving real curb appeal and has a large block paved driveway providing off road parking for a number of cars, there is an area laid to lawn and a hedge lining the side of the property bordering with the garden.

#### **Rear Garden**



The extensive, sunny rear gardens have been immaculately maintained by the current owners offering a beautiful space to enjoy BBQ's and entertaining in the summer months. Leading out from the bi-fold doors is a decking area with space for seating to enjoy some alfresco dining. There is a large area laid to lawn with borders containing mature bushes, shrubs and plants.

**Important Information**

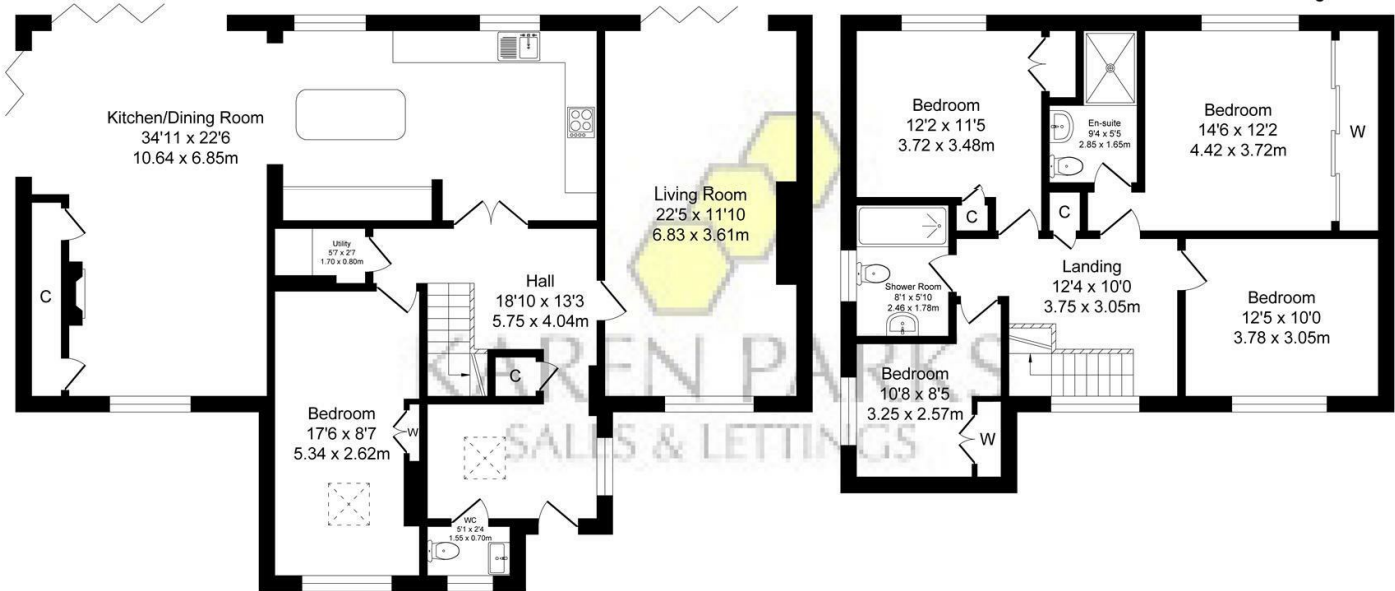
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

Dunes Drive, Formby

Total Approx. Floor Area 2025 Sq.ft. (188.2 Sq.M.)

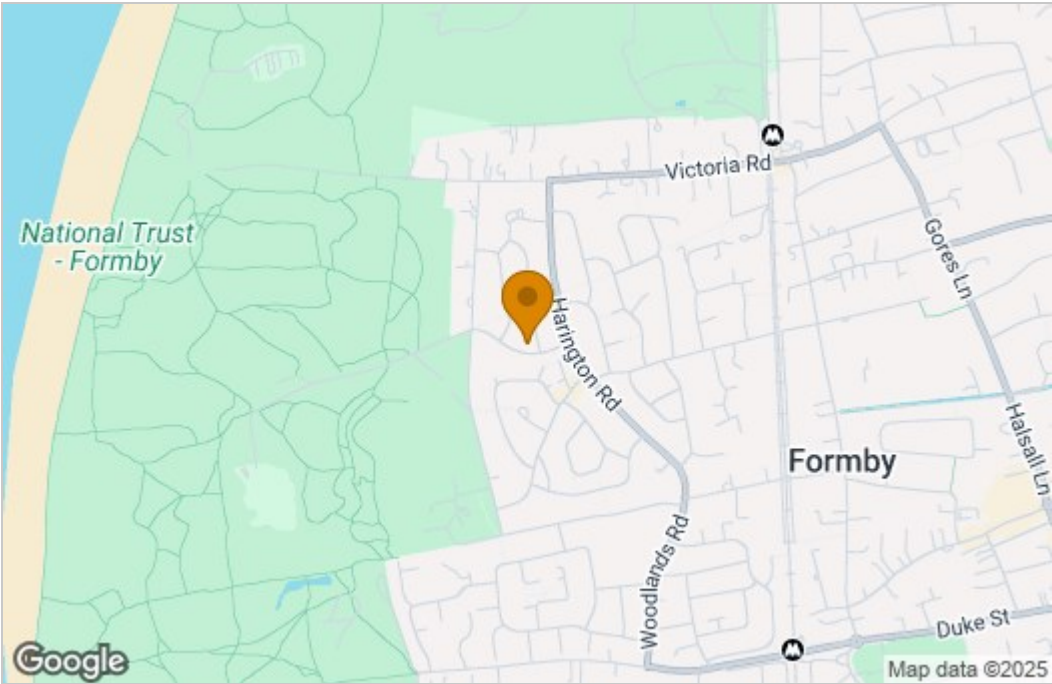
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



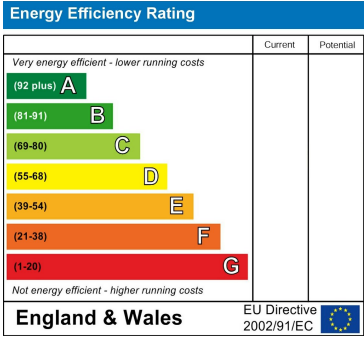
Ground Floor  
Approx. Floor Area 1259 Sq.Ft (117.0 Sq.M.)

First Floor  
Approx. Floor Area 766 Sq.Ft (71.20 Sq.M.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.