

**KAREN PARKS**  
SALES & LETTINGS



## **Gladstone House 2B Freshfield Road, Liverpool, L37 3JB**

**£975,000**

Karen Parks Sales and Lettings are delighted to bring to market Gladstone House located on the sought after Freshfield Road, which is a five bedroom detached prestigious residence. The spacious family home is situated over three floors and offers five king-sized bedrooms each with their own ensuite and a walk in wardrobe to the master bedroom. The property provides plenty of living space perfect for a family with an open plan kitchen-diner opening into an orangery, utility room and separate lounge. There are two office spaces for those working from home. The property corners both Freshfield Road and Brows Lane and has a gated driveway giving privacy to the property and offering sunny gardens to the both the front and rear. The house benefits from a double garage which can be used as a home gym, for storage or to park cars. The double doors to the front of the property open into a grand and spacious hallway with a bespoke handmade oak staircase up to all floors. It is situated in a prime location just a stones throw away from Formby station for those commuting to Liverpool or Southport and just a short walk to Formby village with all it's amenities such as shops, restaurants, cafes and Formby gym and swimming pool. It is also within close proximity of many highly regarded primary and secondary schools making it the perfect home for a family. Just a 10 minute drive from the property Formby hall golf resort and spa, as well as the well renowned Formby golf club.

Viewing of this property is advised to see this unique and individual property and appreciate the space and luxury high end finishes on offer.

## ACCOMMODATION

### Ground Floor

#### Hallway



Entering through double doors is the spacious hallway with tiled floor and a bespoke handmade oak staircase spanning up to the second floor. There are two radiators.

#### Cloak room

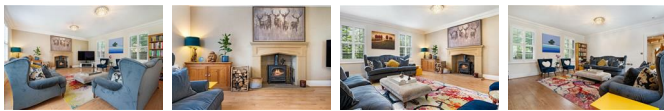
Situated off the hallway is a cloak room with space to hang coats and shoes. There is one double glazed window.

#### WC



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

#### Lounge 18'4" x 17'8" (5.60 x 5.40)



The main lounge is an excellent size and has four double glazed sash windows making it a bright room with plenty of light flowing through, and with shutters fitted to all the windows. There is a beautiful stone feature fireplace with a multi fuel log burner which is a lovely focal point to the room and perfect for cosy winter evenings. There are two radiators.

#### Office 12'5" x 12'5" (3.81 x 3.81)



This room is currently used as an office which is perfect for those working from home but alternatively could be used as a playroom for those with young children. There is one radiator and a double glazed window with shutters fitted.

#### Kitchen-Diner 19'9" x 17'7" (6.04 x 5.37)



The open plan kitchen-diner space opens through into the orangery and is the perfect space for entertaining guests and for family living. There is a large central island offering plenty of worktop space and built in cupboards for storage on both sides and a five burner gas hob. There is space for a dishwasher. There is a wall of full length units providing plenty of storage, an integrated microwave, two ovens and an AEG coffee machine. There is space for a large fridge-freezer. There are three double glazed sash windows letting plenty of light flow in and all with fitted shutters.

#### Orangery 18'6" x 12'3" (5.64 x 3.75)



Opening through from the kitchen-diner is an orangery with space for seating looking out onto the beautifully kept rear gardens. This is a lovely bright space with large double glazed windows spanning the room as well as an additional velux window and double patio doors opening out into the garden. There are two radiators and spot lights.

#### Utility Room 9'2" x 6'2" (2.80 x 1.90)



The utility room has built in units for storage, a sink with double glazed window above, a radiator and space for washing machine and dryer. Door to garage.

### First Floor

### **Landing with Balcony**



The first floor landing has double patio doors opening out onto a balcony with space for seating. There are two large built in storage cupboards, two radiators and two double glazed windows with shutters fitted.

### **Bedroom 1 18'1" x 17'7" (5.53 x 5.38)**



The extensive master bedroom is an excellent size and has four double glazed sash windows with shutters fitted to all windows. There are two radiators.

### **Walk in wardrobe 9'5" x 6'9" (2.89 x 2.06)**



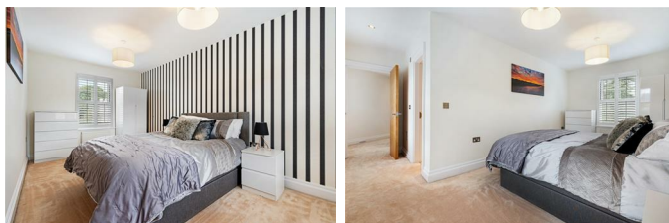
Leading through from the master bedroom is a walk in wardrobe and dressing area with space for rails to hang clothes and one radiator and a double glazed window.

### **Ensuite 10'5" x 10'0" (3.18 x 3.06)**



The large ensuite has a free standing jacuzzi bath with free standing tap with shower head attachment, two hand wash basins with drawers below, shower cubicle with shower heads, a heated towel rail and double glazed window.

### **Bedroom 2 17'8" x 16'7" (5.41 x 5.07)**



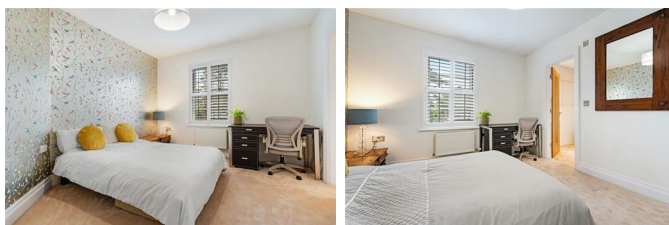
The second king size bedroom is a bright room with three double glazed windows with shutters fitted allowing an abundance of light to flow through and there is one radiator.

### **Ensuite 6'10" x 7'10" (2.10 x 2.39)**



The ensuite comprises of a shower cubicle, hand wash basin, WC and towel radiator.

### **Bedroom 3 13'6" x 10'8" (4.12 x 3.27)**



This king size bedroom has one radiator and a double glazed window with shutter fitted.

### **Ensuite 7'10" x 6'10" (2.40 x 2.10)**



This ensuite has a hand wash basin, WC, shower cubicle, towel radiator and double glazed window with shutter fitted.

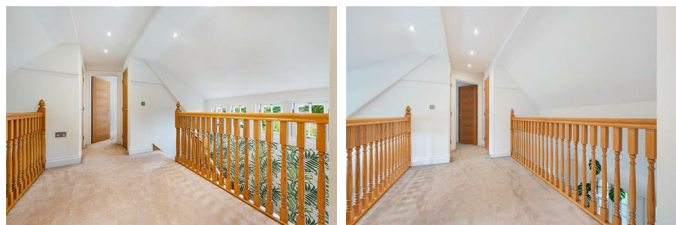
### **Office/Nursery 9'3" x 8'3" (2.83 x 2.52)**



This room is currently used as a second office space but alternatively could be used as a nursery or dressing room. There is one radiator and a double glazed window.

## **Second Floor**

### **Galleried landing**



The second floor galleried landing has a row of double glazed windows allowing in light. There are four built in cupboards providing plenty of light - one of which houses the water tank.

### **Bedroom 4 14'1" x 10'11" (4.30 x 3.35)**



This bedroom has two double glazed windows, one radiator and a built in wardrobe for storage.

### **Ensuite 9'6" x 5'6" (2.90 x 1.70)**



The ensuite comprises of a bath with over head shower, WC and hand wash basin, velux window and towel radiator.

### **Bedroom 5 14'1" x 10'11" (4.30 x 3.35)**



The fifth king size bedroom has a built in wardrobe for storage, two double glazed windows and a radiator.

### **Ensuite 9'6" x 5'6" (2.90 x 1.70)**



The ensuite has a WC and hand wash basin, bath with over head shower, velux window and towel radiator.

## **Outside**

## Front Garden and Driveway



Accessed via electric gates is a large block paved driveway in front of the double garage providing off road parking for multiple cars. There is a pathway leading round to the double doors to the front of the property. The front garden is walled with an area laid to lawn and boarded by trees and shrubs giving plenty of privacy to the property. There is a shed for storage and power points to the front of the property.

## Rear Garden



## Double Garage 20'4" x 18'0" (6.22 x 5.51)



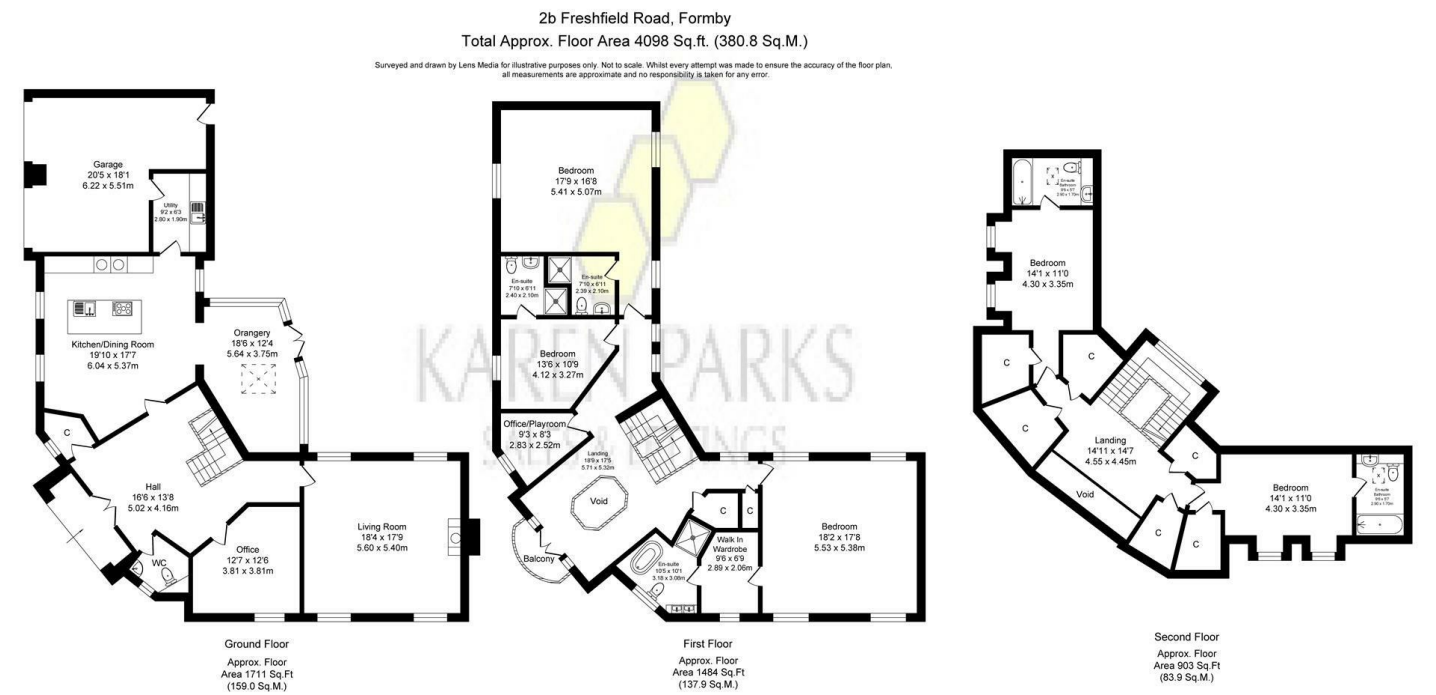
The double garage can either be accessed from the front via an electric garage door or internally from the utility room. There is power and light and the boiler is housed in here.

## Important Information

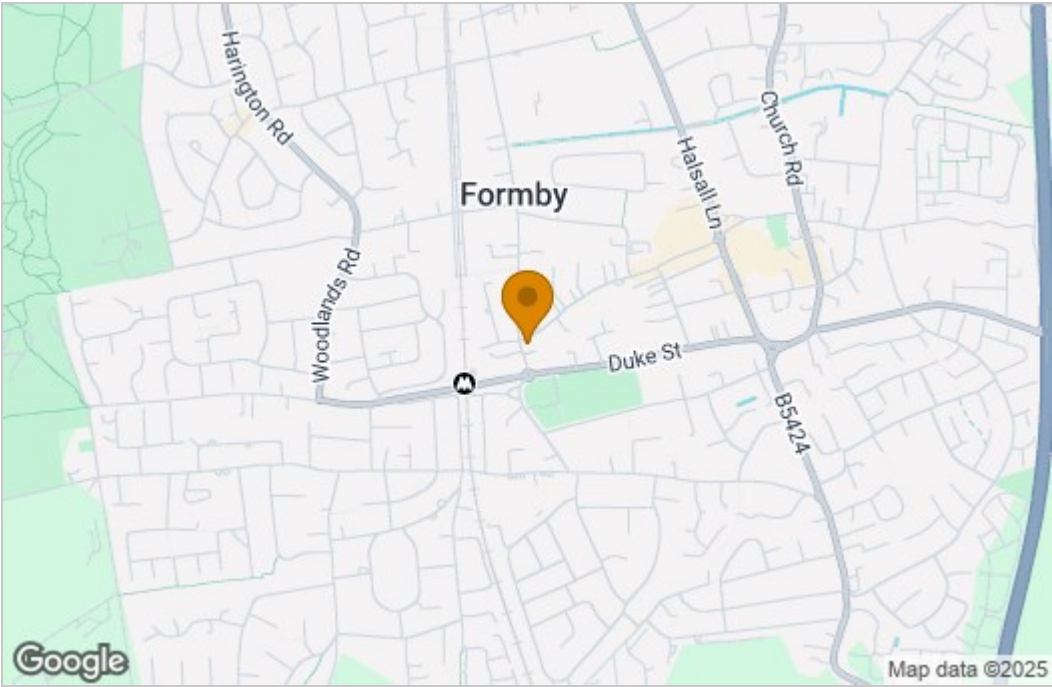
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and 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.

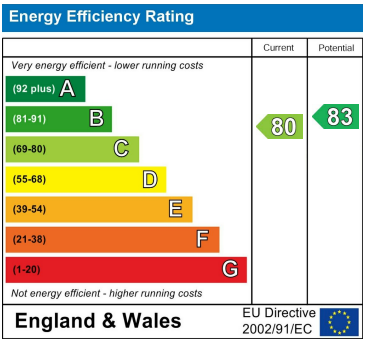
Floor Plan



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.