



Woolton Road, Woolton, Liverpool, L25 4SY

- Executive Five Bedroom Detached Residence
- Stunning Open Plan Living, Dining and Kitchen Space
- Convenient Utility Room and Downstairs WC
- Landscaped Driveway / Garage / Expansive Rear Garden
- Bright and Stylish Formal Family Sitting Room
- Modern Fitted Kitchen with Range of High Spec' Appliances
- Generously Sized and Impeccably Presented Bedrooms
- High Specification Security Alarm System



Offers in Excess of £825,000



























Description

Standing proudly on Woolton Road within the heart of the highly desirable suburb of L25, is this magnificent five bedroom detached family residence, arriving exclusively at the sales market courtesy of award winning agents- Move Residential. Enjoying generous proportions and a thoughtful ergonomic design throughout, this wonderful home offers exemplary specifications and as appointed agents, we are confident that it will provide the perfect future residence for a very lucky family. Boasting an attractive frontage, the property is approached via a smart landscaped driveway which leads to a single integral garage. Upon entering the accommodation, you are instantly wowed by the grand entrance hallway which showcases stunning Parquet flooring that flows throughout the home and guides you into the first of two inviting reception rooms. Enjoying an effortlessly chic décor with plush carpeting throughout, this bright and spacious room is bathed in natural light courtesy of the impressive walk in bay window and provides the perfect ambiance for gathering and relaxing with friends and family. At the heart of the home, there is a truly enviable open living, dining and kitchen space. Finished in a stylish neutral décor with Parquet flooring, this substantial room offers a clearly defined living and dining area that flows seamlessly into the modern fitted kitchen, creating the perfect setting for sociable living and entertaining guests. Undoubtedly, the highlight of this luxurious space is the designer fitted kitchen which features a range of wall and base units with complementing Granite work tops, an abundance of high specification integrated appliances and plentiful work surface space. With a convenient central island unit breakfast bar and bi-folding doors which extend out to the paved patio area, this impressive kitchen provides the ultimate work space for any avid cook! Completing the ground floor is a convenient utility room providing additional storage space and a downstairs WC. The property continues to impress as you ascend to the first floor, where you will find generous sleeping accommodation in the form of four substantial double bedrooms. Each bedroom is finished to an exacting standard with two of the bedrooms enjoying custom built fitted storage. To this floor, there is also an elegantly presented four piece family bathroom suite with a luxurious freestanding plunge bath, a walk in shower unit and complementary Porcelanosa tiles to the walls and floor, giving the space a spa-like feel. At the pinnacle of the property, to the second floor, there is a converted loft space which offers a fifth expansive double bedroom that showcases eye catching French doors that open out to the rear aspect and offer picturesque views of the properties surrounding greenery. This impressive dormer space also enjoys an en suite shower room and would offer ideal sleeping accommodation for visiting friends and family. Externally, to the front of the property, off road parking is provided for several vehicles; whilst to the rear elevation, there is an extensive and neatly manicured laid to lawn garden with a flagged patio area providing an excellent recreational area for the family to enjoy.

Location

Slightly further out from the City Centre, Woolton has its own distinct identity retaining the traditional village facilities and atmosphere which appeals particularly to families and older buyers. Housing consists mainly of larger traditional semi and detached property, with some smaller character terraced cottages in the centres of Woolton and Gateacre and a small number of apartment developments. Woolton Village, Gateacre Village and Hunts Cross Avenue are all designated conservation areas due to the historical value of many of their buildings and green spaces are plentiful with Camphill and Woolton Woods, Allerton Towers, Reynolds Park and Belle Vale Park all within L25. Woolton Village has a regular farmers market, Tesco and Sainsburys stores, a thriving high street with popular local pubs, quality restaurants and the charming Woolton Picture House cinema. Belle Vale Shopping Centre is also conveniently located. Schools in the area are highly regarded and include Gateacre Community Comprehensive School and St Francis Xavier's (SFX) College. Hunts Cross railway station provides a regular train service and road links to the M62 and John Lennon Airport put both of these and the City Centre within 15 minutes drive.

Entrance Hall - Parquet flooring, radiator, stairs to first floor.

Reception One - UPVC double glazed window to front aspect, radiator, shutter blinds.

Utility Room - 8' 4" x 6' 6" (2.528m x 1.980m)

Mix of wall and base units, Granite tops, sink, ceramic tiled floor, boiler, shutter blinds.

Reception Two - 18' 5" x 12' 10" (5.615m x 3.919m)

UPVC double glazed french doors to rear aspect, Parquet flooring, shutter blinds.

Kitchen - 18' 5" x 12' 10" (5.615m x 3.919m)

UPVC double glazed bi-folding doors to rear aspect, Parquet flooring, mix of wall and base units, integrated electric ovens x2, coffee machine, centre island, electric hob, integrated dishwasher, integrated fridge freezer, shutter blinds.

Downstairs WC - 7' 7" x 3' 0" (2.318m x 0.918m)

UPVC double glazed window to side aspect, wash basin, WC, radiator, Parquet flooring.

Bedroom One - 17' 11" x 12' 11" (5.458m x 3.927m)

UPVC double glazed window to front aspect, shutter blinds.

Bedroom Two - 11' 7" x 10' 0" (3.523m x 3.052m)

UPVC double glazed window to rear aspect, radiator, shutter blinds.

Bedroom Three - 18' 2" x 12' 2" (5.526m x 3.715m)

UPVC double glazed window to rear aspect, fitted wardrobes, shutter blinds.

Bedroom Four - 15' 2" x 8' 8" (4.614m x 2.652m)

UPVC double glazed window to front aspect, x2 portholes to side aspect, fitted wardrobes and drawers, radiator, shutter blinds.

Family Bathroom - 13' 6" x 7' 7" (4.115m x 2.300m)

UPVC double glazed window to rear aspect, walk in wet room, shower, wash basin x2, bath, porcelanosa tiled floor, radiator.

Landing - UPVC double glazed window to front aspect, radiator, stairs to second floor.

Bedroom Five - 16' 0" x 14' 11" (4.886m x 4.538m)

UPVC double glazed bi-folding doors to rear aspect, radiator, fitted wardrobes, radiator, shutter blinds.

En Suite Shower Room -

Velux window, WC, wash basin, porcelanosa tiled floor, partially tiled, walk in wet room shower, radiator.

Front Garden - Landscaped driveway

Rear Garden - Flagged patio, laid to lawn garden.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	62 d	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.