



Chaffinch Close, Croxteth Park, L12 0NX

- Three Bedroom Detached Family Home
- Generous & Immaculately Presented
- Modern Fitted Kitchen Diner, & WC
- Ensuite to Master & Family Bathroom
- Located in Popular Area of Croxteth Park
- Entrance Hall & Two Reception Rooms
- Three Substantial Double Bedrooms
- Conservatory, Rear Garden & Driveway



£320,000





















Description

This fantastic three bedroom modern detached home, located in the highly favoured residential area of Croxteth Park, L12, is proudly presented to the sales market by Move Residential. Available with no onward chain, this property offers generously proportioned and immaculately presented accommodation throughout, promising to make an exceptional future home for a lucky family. An inviting entrance hall greets you into the property, leading through to a bright and spacious lounge, awash with natural light courtesy of the bay window. Finished in a tasteful décor with attractive wood effect tile flooring, this presents both a stylish and welcoming space to relax. The lounge flows seamlessly into an impressive kitchen diner, which has evidently been designed to a high specification, complete with a range of sophisticated fitted base and wall units, complementary worktops providing plentiful surface space and sleek integrated appliances. At the centre is a spectacular island, providing the perfect spot for more casual dining. French doors lead through to a beautifully maintained and exceptionally generous conservatory, with room to accommodate both a sitting area and formal dining space, presenting an idyllic setting where views of the lovely garden can be enjoyed. A garage conversion offers a well presented substantial second reception room, currently in use as a home office and gym, and completing the ground floor is a convenient WC. Ascending to the first floor, you will find three generously sized double bedrooms, all finished to an excellent standard and receiving plenty of natural light, with the master bedroom enjoying the added luxury of a contemporary style en-suite shower room. Concluding the interior of the property is a deluxe three-piece family bathroom suite. Externally, this fabulous home enjoys an enchanting and immaculately landscaped rear garden, made up of a neatly maintained lawn with decorative greenery borders and a raised patio area, ideal for al-fresco dining in the warmer months. Benefitting from being in close proximity to Croxteth Hall Country Park and nature reserve, the garden is often visited by a wide variety of bird species. To the front, a smartly flagged driveway offers ample off-road parking.

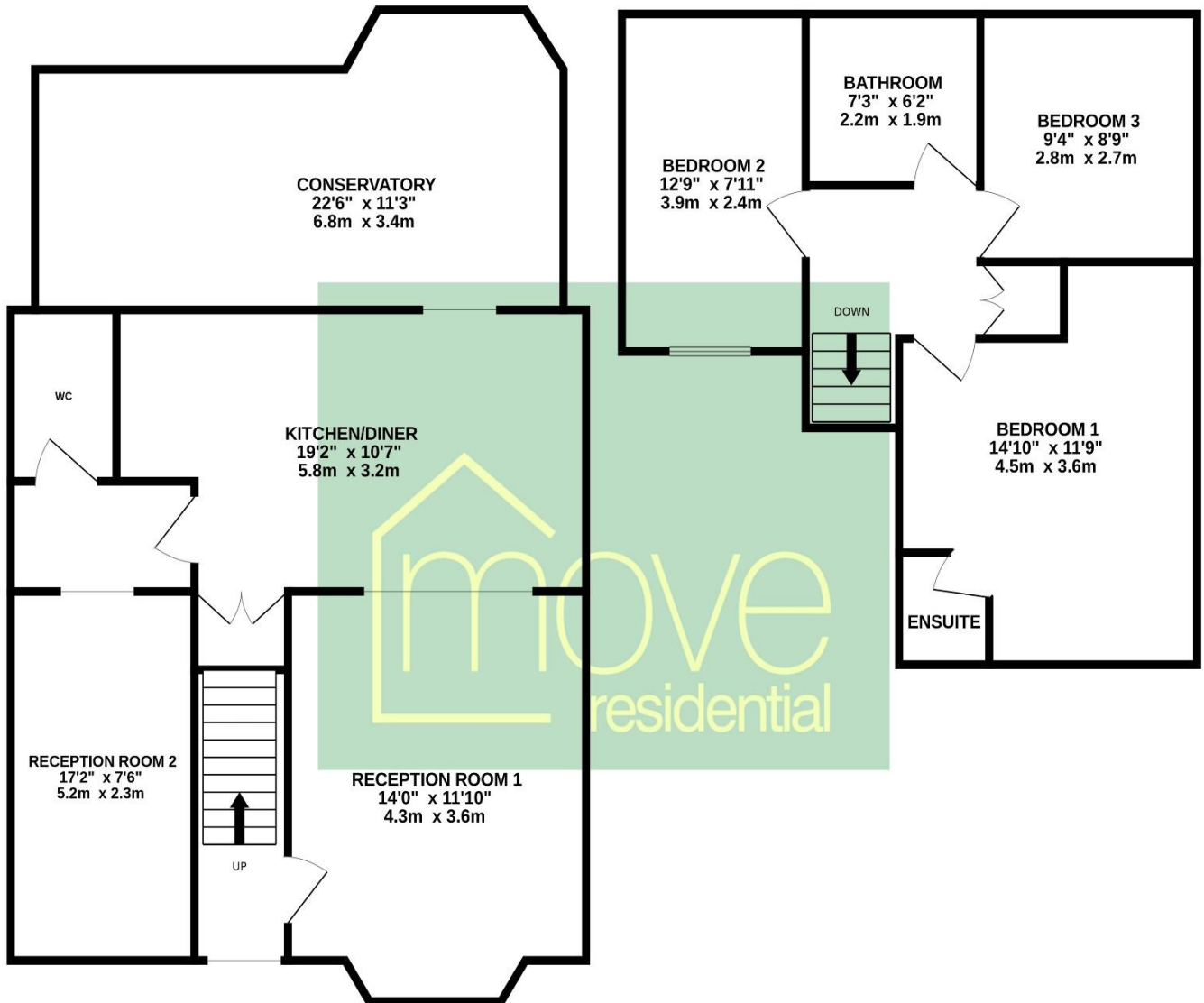
Location

Croxteth Park appeals to young professionals, families and older buyers alike. Central to the attraction of the area is Grade II listed Croxteth Country Park, covering a massive 500 acres and containing its own historic hall, farm and adventure playground. West Derby itself has a good number of local shops, as well as several bars and eateries. A Library is located on West Derby Road and the Lifestyles Centre at Honeys Green Lane, Sefton Rugby Union Football Club, West Derby Bowling Club and West Derby Golf Club all offer great opportunities for sports activities. Local schools are well renowned and include West Derby School, St Edwards College and Cardinal Heenan Catholic High School. Close proximity to Queens Drive puts both the M62 and M57 in easy reach for travel out of the City.

Floor Plan

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.