



Druidsville Road, Calderstones, L18 3EN

- Fabulous Four Bedroom Detached Family Residence
- Prime Location in Desirable Suburb of Calderstones
- Porch, Hall, Two Reception Rooms & Conservatory
- Modern Fitted Kitchen, Utility & Ground Floor WC
- Three Substantial Double Bedrooms & Large Single
- Ensuite to Master & Three-Piece Family Bathroom
- Second Floor Provides Two Spacious Loft Rooms
- Lovely Rear Garden, Off-Road Parking & Garage



£700,000





























Description

Standing proudly on DruidsVille Road in the highly sought-after suburb of Calderstones, L18, is this fabulous four bedroom detached residence, showcased to the sales market courtesy of appointed agents, Move Residential. The property boasts exceptionally generous and beautifully maintained living proportions throughout, presenting an opportunity not to be missed for those searching for their forever family home in one of south Liverpool's most desirable locations. Upon entering the home, you are welcomed by an inviting entrance hall which guides you through to the first of two spacious reception rooms, both beautifully finished with plush carpeting, and boasting an eye-catching feature fireplace. The front lounge is awash with natural light courtesy of a large window, whilst the second reception room enjoys a set of sliding doors which provide access to the well-maintained conservatory. These spaces provide the ideal setting for relaxing and enjoying mealtimes with family and friends, whilst the conservatory presents a delightful alternative sitting area where views of the lovely rear garden can be appreciated. The generously sized modern kitchen is complete with a vast range of fitted base and wall units, complementary worktops providing plentiful surface space, and sleek integrated appliances, further benefitting from a well-equipped utility room to the side. Completing the ground floor is a convenient WC. The property continues to impress as you ascend to the first floor, where you will discover three substantial double bedrooms and a well-proportioned single room, each finished to an impeccable standard and receiving plenty of daylight. The master bedroom enjoys the added luxury of a contemporary style ensuite shower room, and concluding this floor is a deluxe fully tiled three-piece family bathroom suite, featuring a luxurious spa bathtub. Furthermore, at the pinnacle of the property, the second floor provides two spacious loft rooms which offer great potential for a wide variety of uses. Externally, this home further benefits from a fantastic rear garden which presents the ultimate outdoor space for the whole household to enjoy. The garden is made up of an expansive neatly maintained lawn, ideal for family recreational activities, along with a smartly flagged patio area which provides the perfect spot for al-fresco dining and entertaining. To the front, a vast driveway accommodates ample off-road parking, and a sizable garage offers an abundance of additional storage space.

Location

Calderstones is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

EPC

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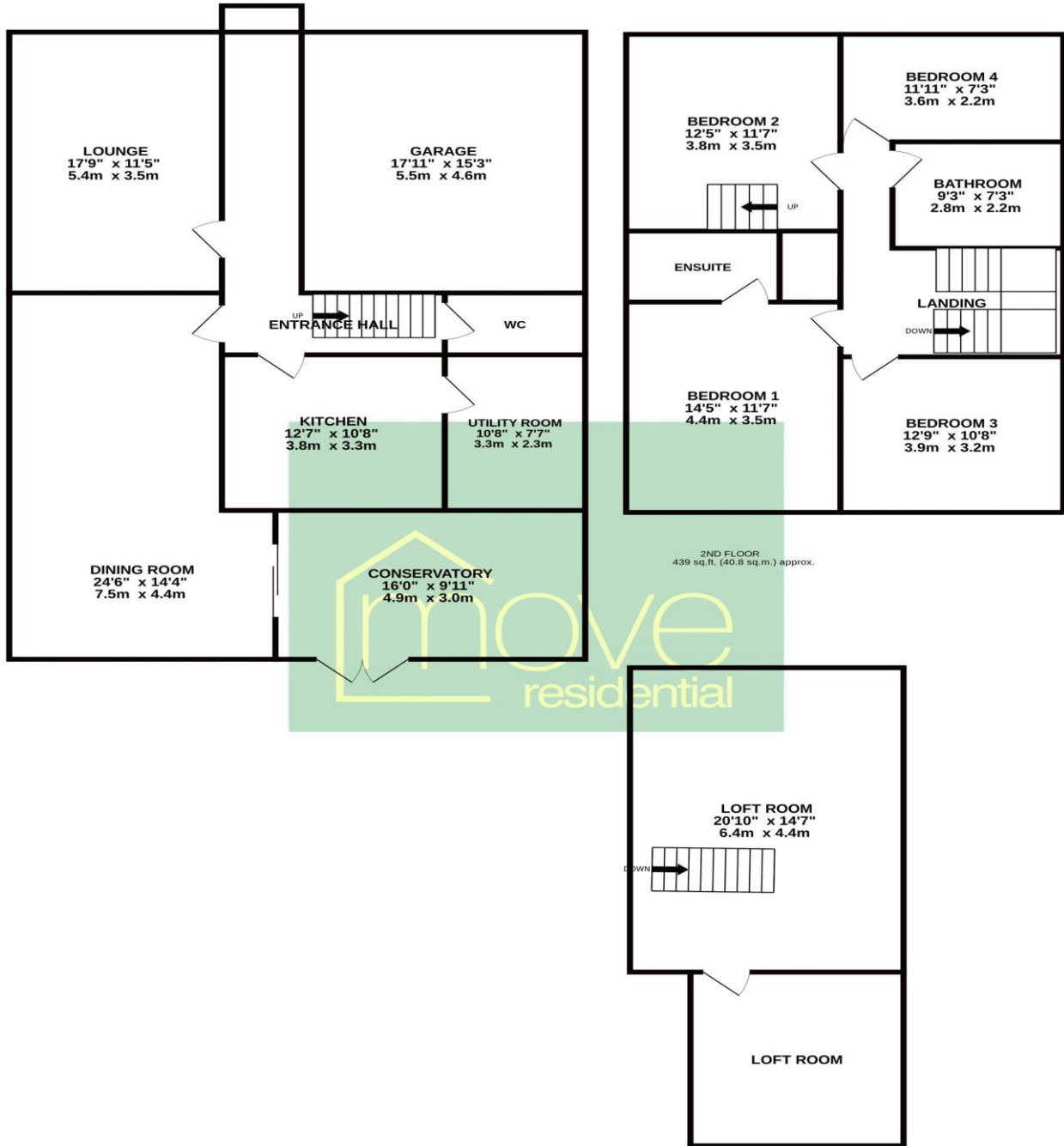
Additional Information

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

Floor Plan

GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2528 sq.ft. (234.8 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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