



Druids Cross Road, Calderstones, L18 3HN

- Exceptional Four Bedroom Detached Family Residence
- Expansive & Immaculately Presented Living Proportions
- Sensational Open Plan Kitchen, Dining & Living Area
- Ensuites to Three Bedrooms & Family Bathroom Suite
- Enviable Location in Desirable Suburb of Calderstones
- Entrance Hall, Bay-Fronted Lounge, Study, Utility & WC
- Four Spacious & Impeccably Finished Double Bedrooms
- Fantastic Rear Garden, Off-Road Parking & Garage



£1,100,000







































Description

Far surpassing all expectations is this executive four bedroom detached residence, enjoying an enviable position on Druids Cross Road in the heart of the ever-desirable suburb of Calderstones, L18. Appointed agents, Move Residential, are certain that this exceptional property will impress even the most discerning of buyers, boasting an imposing frontage and expansive living proportions set over three floors, which have been finished to an immaculate standard throughout. This magnificent residence presents an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most sought-after locations. Upon entering the property, you are greeted by an inviting entrance hall which boasts an attractive parquet flooring, leading through to a spacious front lounge bathed in natural light courtesy of a walk-in bay window. Finished in a tasteful neutral décor with plush carpeting, this space exudes both luxury and comfort, presenting the perfect setting for relaxing with family and friends. Opposite is a well-proportioned study room which is both elegant and functional, enjoying stylish fitted storage units. The ground floor centres around a show-stopping open plan kitchen dining and living area, which presents the ultimate versatile space for sociable living, equally suited for enjoying family mealtimes as well as entertaining on both an intimate and more grand scale. Certain to be the envy of guests, the kitchen has evidently been designed to the very highest specifications, complete with an array of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a range of integrated appliances. At the centre is a spectacular island which incorporates a breakfast bar, ideal for more casual dining, and boasts an integrated hob, perfect for those who like to cook in company. This expansive room additionally accommodates a sofa area and there is ample room for a substantial dining table, ideally positioned in front of the bi-fold doors which offer views and access out to the rear garden and, along with feature skylights above, illuminate the space in daylight. Completing the ground floor is a well-equipped utility room and a convenient WC. The outstanding quality continues to the first floor, where you will find three generously sized and immaculately presented double bedrooms, all receiving plenty of natural light. The fabulous master bedroom comes complete with more than you could possibly wish for, not only benefitting from a deluxe ensuite bathroom, but also enjoying the added luxury of a contemporary style ensuite shower room, as well as a dressing area. The exquisite second bedroom also boasts a dressing area along with an ensuite shower room, and concluding this floor is a luxurious fully tiled three-piece family bathroom suite. At the pinnacle of the property, the second floor is home to the fourth double bedroom, finished to an impeccable standard and complete with a modern ensuite shower room. This sensational property is further enhanced by the vast rear garden which presents a brilliant outdoor space for the whole household to enjoy. An expansive and low maintenance artificial lawn provides plenty of room for recreational activities, whilst meticulously maintained greenery borders offer privacy and seclusion whilst adding visual appeal. A smartly flagged patio presents a serene spot for enjoying al-fresco dining and entertaining during the summer months. To the front, an in-out driveway accommodates off-road parking for multiple vehicles, and a substantial garage, currently in use as a gym, offers an abundance of additional storage space. A viewing is highly recommended to fully appreciate the exceptionally spacious layout and exemplary quality finishes this residence has to offer.

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.

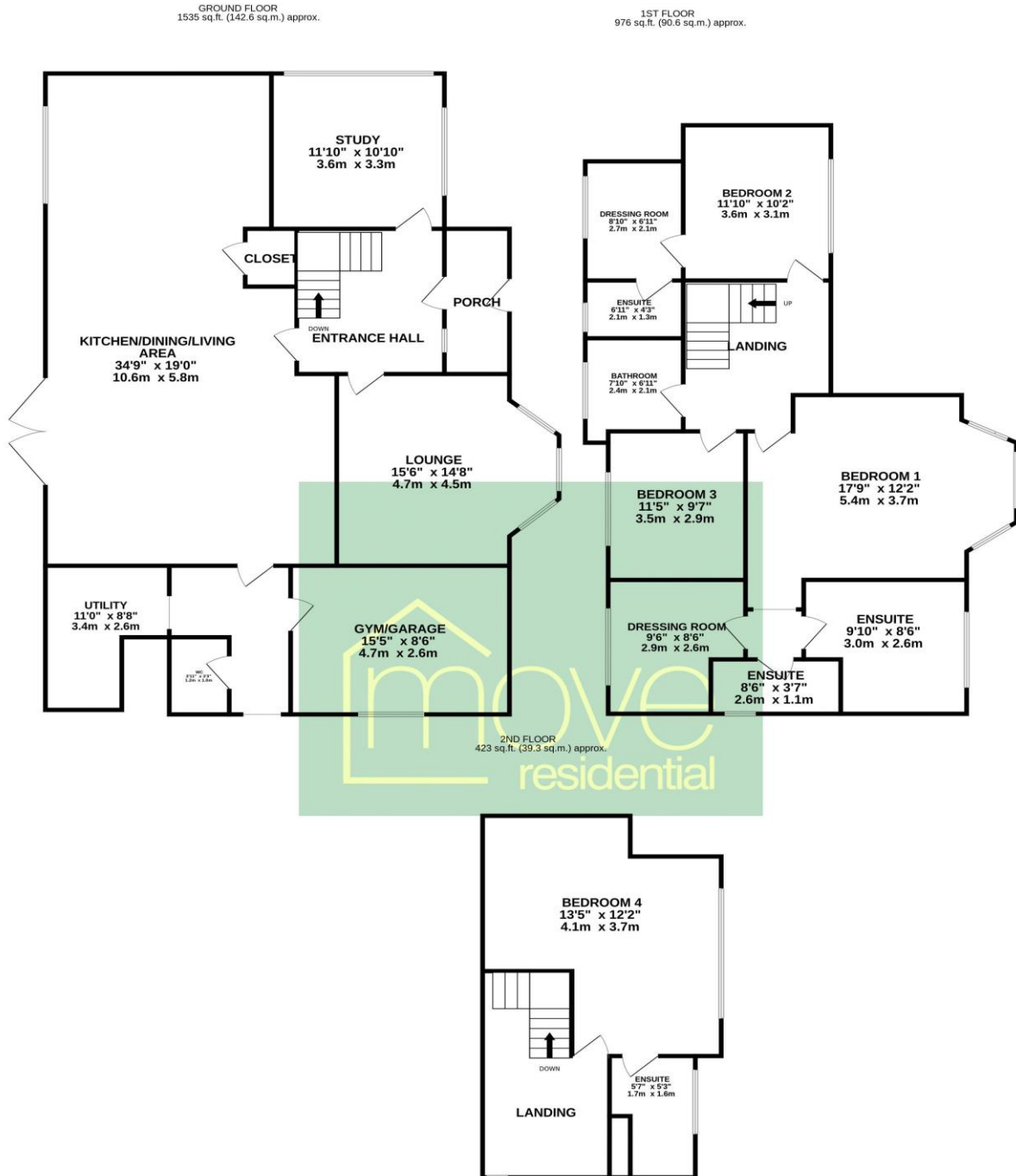
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Additional Information

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



TOTAL FLOOR AREA : 2934 sq.ft. (272.5 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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