



Camp Road, Woolton, Liverpool, L25 7SR

- Exceptional Five Bedroom Detached Family Residence
- Expansive & Impeccably Presented Living Proportions
- Open Plan Kitchen Diner & Downstairs Shower Room
- Ensuite to Master & Three-Piece Family Shower Room
- Nestled in a Gated Estate in Desirable Area of Woolton
- Entrance Hall, Inviting Lounge & Sitting Room/Office
- Five Bright & Well-Proportioned Double Bedrooms
- Delightful Rear Garden, Off-Road Parking & Garage



Offers Over £550,000





















Description

Nestled within an exclusive gated estate on Camp Road in the ever-desirable suburb of Woolton, L25, is this exceptional five bedroom detached residence, proudly showcased to the sales market by appointed agents Move Residential. Accessed via secure electronically operated gates, the property boasts an exquisite frontage and offers expansive and impeccably presented living proportions throughout, promising to make a truly incomparable forever home for a very lucky family. Upon entering the residence, you are greeted by an inviting entrance hall which leads through to a spacious family lounge, flooded with natural light courtesy of a box bay window. Finished in a tasteful décor with plush carpeting, and featuring an eye-catching fireplace, this presents the perfect space to relax with family and friends which exudes both luxury and comfort. Opposite is a second bright and well-presented sitting room which would make a brilliant office space for those who work from home, or alternatively a delightful playroom. At the heart of the home is a spectacular open plan kitchen dining and living space which is certain to impress even the most discerning of buyers. The kitchen has evidently been designed to the very highest specifications, complete with a range of sleek fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of integrated appliances. A breakfast bar offers the ideal spot for more casual dining and there is ample room to accommodate a substantial dining table, as well as a sitting area, ideally positioned in front of french doors providing views and access out to the rear garden, illuminating the room in daylight. This versatile room offers the ultimate space for sociable living, equally suited to enjoying family mealtimes as well as entertaining guests. Completing the ground floor is a contemporary style shower room. The outstanding quality continues to the first floor where you will discover a grand total of five generously sized double bedrooms. Each room receives an abundance of natural light, and has been finished to an excellent standard, featuring plush carpeting throughout. The master bedroom enjoys the added luxury of a deluxe ensuite bathroom as well as french doors out to a wrought iron balcony. Concluding the interior of this wonderful home is a modern three-piece family shower room. Externally, the property is further enhanced by a sizable rear garden which provides a delightful outdoor space for the whole household to enjoy. A low maintenance artificial lawn offers plentiful room for recreational activities whilst a smartly paved patio area presents the perfect spot for enjoying al-fresco dining and entertaining during the summer months. To the front, a substantial driveway accommodates ample off-road parking, whilst a detached garage offers plenty of additional storage space.

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.

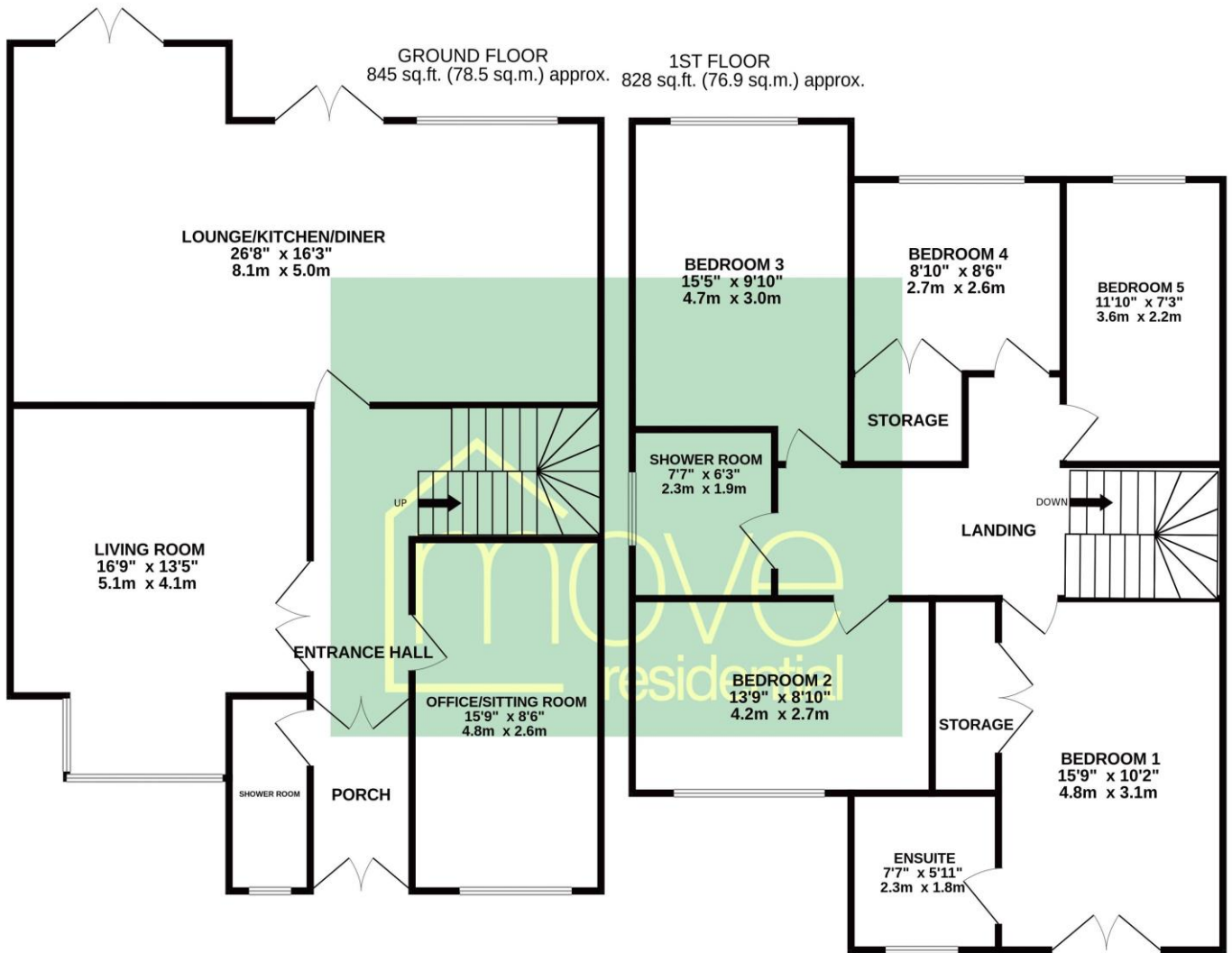
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	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.

Floor Plan



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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