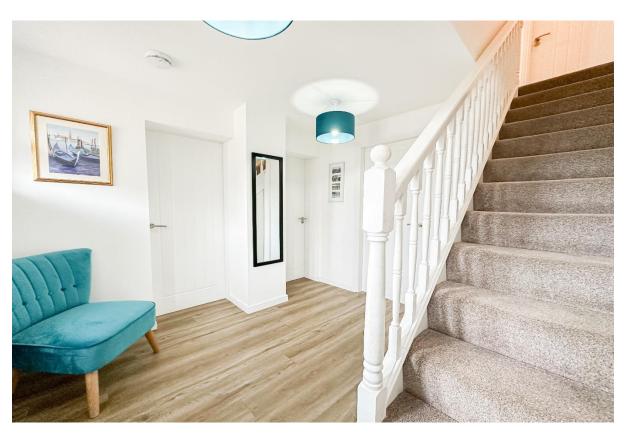


Westbury Close, Otterspool, Liverpool L17 5BD

- Magnificent Four Bedroom Extended Detached Residence
- Expansive & Immaculately Presented Living Proportions
- Sensational Open Plan Kitchen, Dining & Living Area
- Two Deluxe Ensuites & Luxurious Family Shower Room
- Prime Location in the Highly Desirable Area of Otterspool
- Entrance Hall, Family Lounge, Study, Utility Room & WC
- Four Spacious & Impeccably Finished Double Bedrooms
- Fantastic Rear Garden & Driveway for Off-Road Parking

























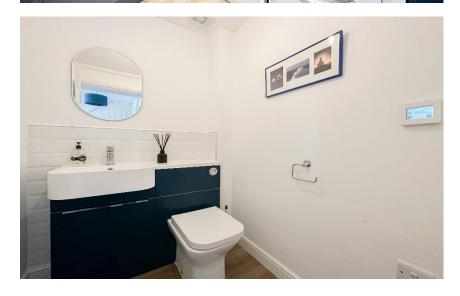










































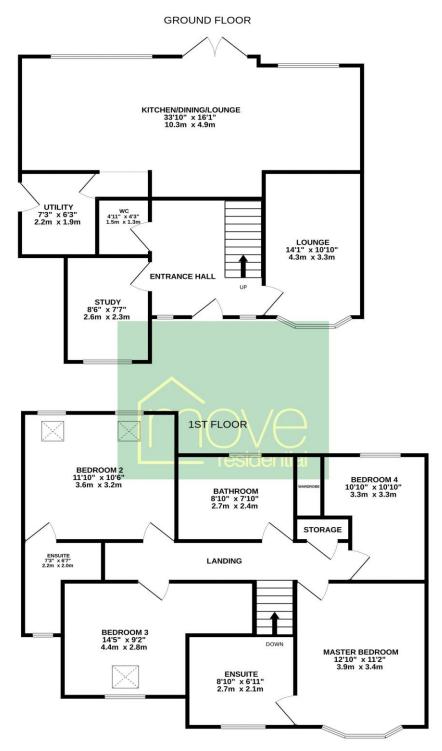
Description

Standing proudly on Westbury Close in the highly desirable area of Otterspool, L17, is this magnificent four bedroom detached family residence, showcased to the sales market by appointed agents Move Residential. Boasting an imposing frontage, this property has been substantially extended, offering expansive living proportions which have been finished to an immaculate standard throughout, promising to make an exceptional future home for a very lucky family. Upon entering the residence, you are greeted by an inviting entrance hall, boasting an attractive wood style flooring which can be found throughout the ground floor, and leading through to a spacious family lounge. Awash with natural light courtesy of a bay window and finished in a tasteful neutral décor, this presents a welcoming space to relax with family and friends. Opposite is a bright and airy study, perfect for those who work remotely, and at the heart of the home is a spectacular extended open plan kitchen dining and living area, which is certain to impress even the most discerning of buyers, presenting the ultimate space for sociable family living. The kitchen has evidently been designed to the highest of specifications, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a range of sleek integrated appliances. The centre island incorporates a breakfast bar, offering the perfect spot for more casual dining, and there is ample room to accommodate a substantial dining table in front of bifold doors which offer views and access out to the rear garden. A cosy sitting area completes this versatile and immaculately presented space, equally suited to enjoying intimate mealtimes and hosting on a larger scale. Concluding the ground floor is a well-equipped utility room featuring fitted storage units and worktops, along with a convenient WC. The exceptional quality continues to the first floor where you will find four generously sized double bedrooms, each finished to an impeccable standard and receiving an abundance of natural light. The master bedroom and second bedroom enjoy the added luxury of private ensuite facilities, and completing the interior this wonderful home is a luxurious family shower room, featuring chic tiling to the walls and floor. Externally, the residence further benefits from a sizable rear garden which presents a fantastic outdoor space for the whole household to enjoy, with tall leafy trees beyond offering privacy and seclusion. A neatly maintained lawn provides room for recreational activities, whilst a smartly flagged patio area and raised decking offer the perfect spot for enjoying alfresco dining. To the front a well-maintained paved driveway accommodates off-road parking for two vehicles.

Location

Westbury Close is located off Riverside Drive in the Otterspool area of Aigburth, Liverpool. Local amenities include Otterspool Park and Promenade, with attractive walks along the River Mersey, and Sefton Park, as well as the range of shops and restaurants on Aigburth Road and Lark Lane. Easy access to the City Centre, surrounding areas via motorway links and Speke Airport is available. Local schools are considered to be of a good standard.

Floor Plan

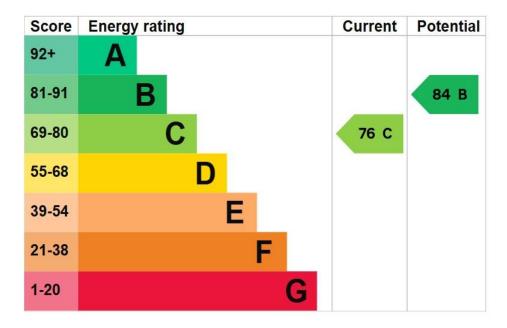


TOTAL FLOOR AREA: 1371 sq.ft. (127.4 sq.m.) approx.

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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EPC Summary



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.