



Sandfield Park, West Derby, Liverpool, L12 1LQ

- Showstopping Eight Bedroom Detached Residence
- Finished To Exemplary Specifications Throughout
- Sensational Open Plan Kitchen Diner With Utility
- Two Ensuities & Three-Piece Main Bathroom Suite
- Located Within A Prestigious Gated Development
- Entrance Hall & Two Luxurious Reception Rooms
- Eight Spacious & Impeccably Presented Bedrooms
- Expansive Garden With Patio & Off-Road Parking



Offers Over £1,100,000

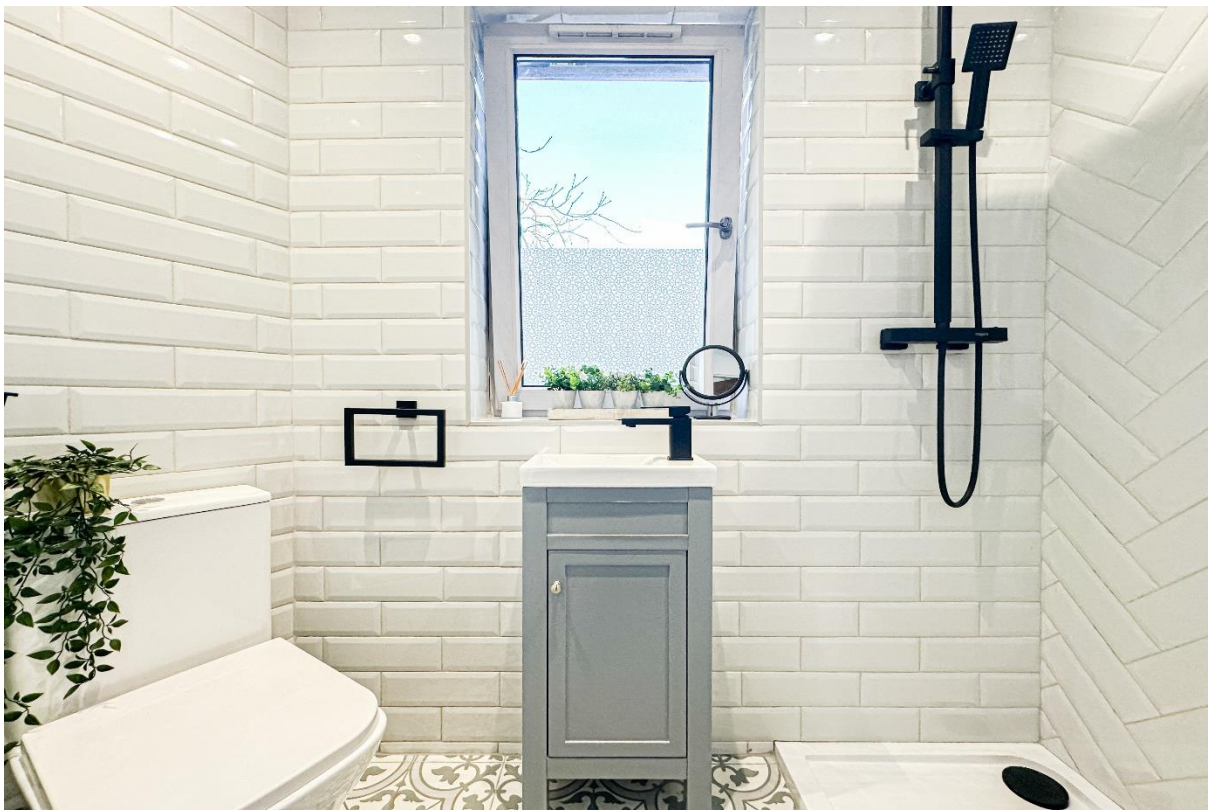


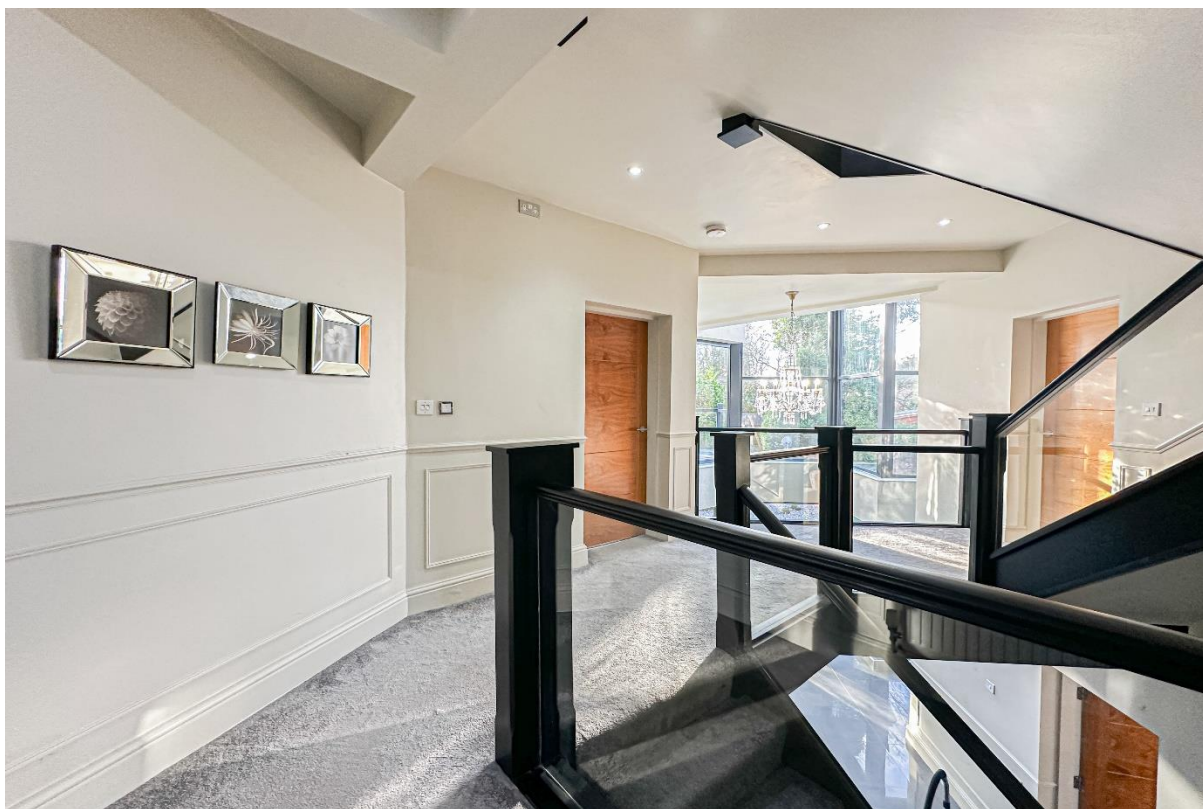
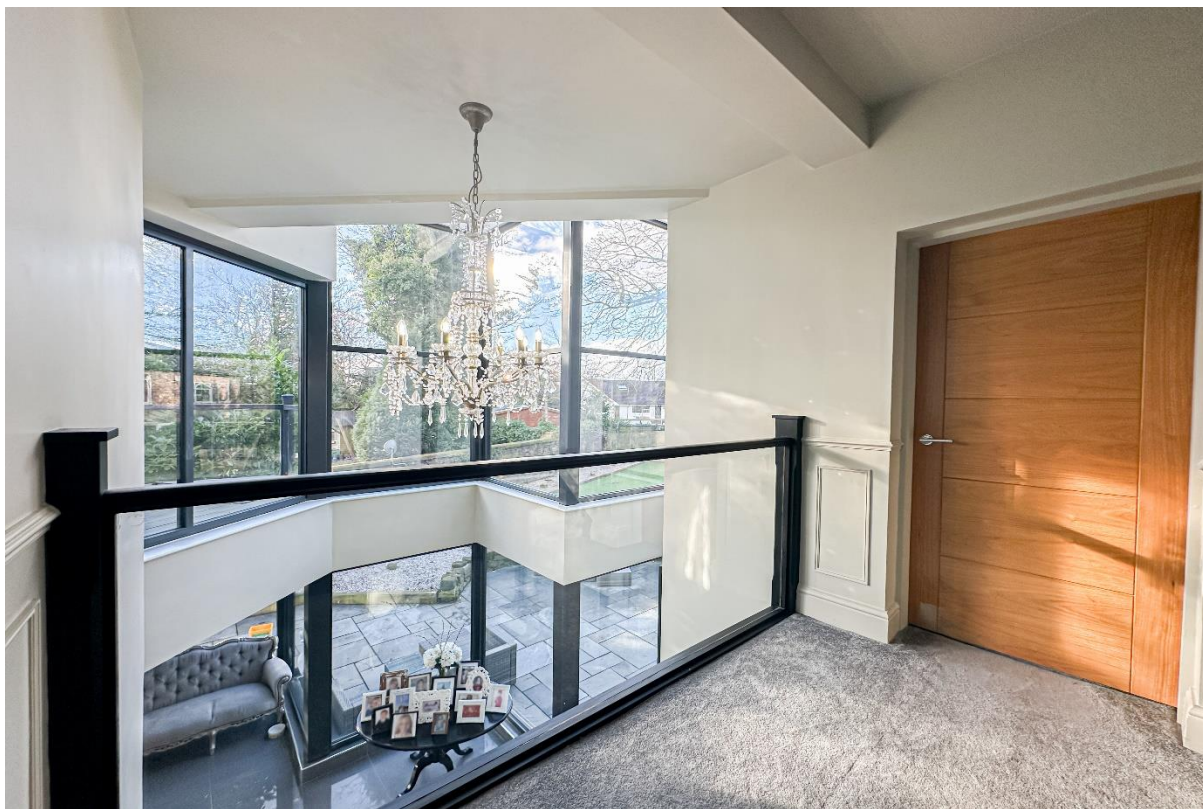






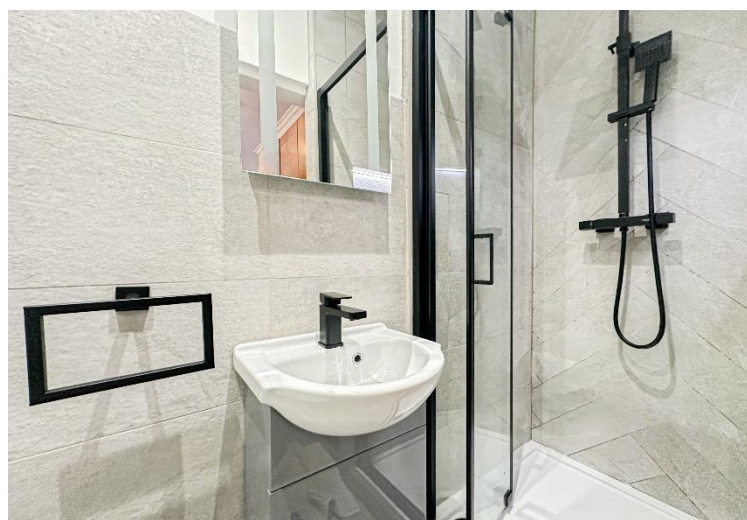








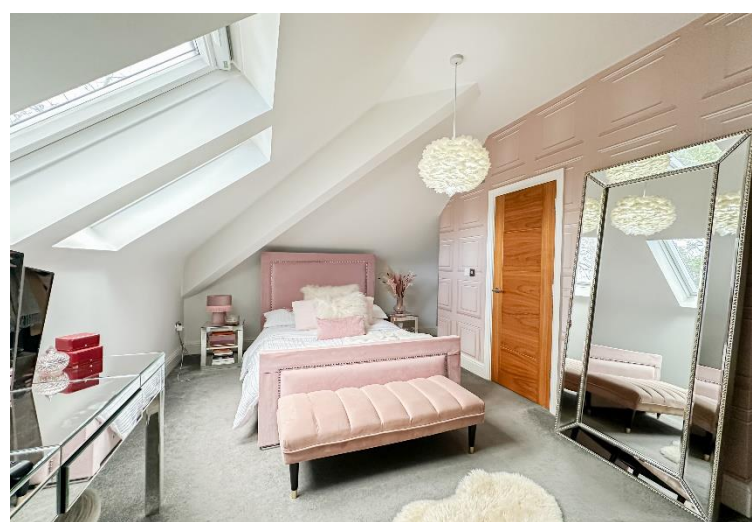




















Description

A showstopping residence that far surpasses all expectations, found within a prestigious gated development in the desirable Sandfield Park, L12. Appointed agents Move Residential are honoured to showcase to the sales market this extraordinary eight bedroom detached home, which is certain to impress even the most discerning of buyers. The imposing frontage exudes curb appeal, boasting a striking architectural design which floods every corner with natural light. With generously proportioned and versatile interiors thoughtfully designed to meet the needs of modern luxury living, finished to the most exemplary specifications throughout, this promises to make a truly exceptional forever home for an extremely lucky family. Upon entering the residence the stunning entrance hall makes a fabulous first impression, setting a precedent for the accommodation to follow, featuring floor to ceiling windows illuminating the space in daylight, and a glass panelled balustrade leading to the first floor. The entrance hall flows seamlessly into an immaculately presented sitting room, which boasts contemporary floor tiles and a set of french doors out to the rear, offering a fabulous space to entertain guests. The ground floor centres around a sensational open plan kitchen and dining area, which provides the ultimate setting for sociable living, equally suited to enjoying family mealtimes and hosting on a grander scale. The kitchen has evidently been finished to the very highest standards, complete with a vast range of elegant fitted base and wall units, complemented by marble pattern worktops providing plentiful surface space, and a selection of sleek integrated appliances. The magnificent centre island provides the perfect spot for enjoying more casual dining, whilst an impeccably presented dining area offers a charming setting for enjoying more formal occasions. Accessed from the kitchen diner is a further beautifully presented lounge, which features stylish wall panelling, providing a space to relax and unwind which feels both welcoming and luxurious. Concluding the extensive ground floor is a bar area enjoying a set of bi-fold doors, a well-equipped utility room and a convenient shower room. The outstanding quality continues as you ascend to the first floor, where you will be greeted by an impressive mezzanine style landing. The exquisite master bedroom is complete with the added luxury of a four-piece ensuite bathroom and a dressing room, as well as a balcony overlooking the garden, and is accompanied by a further four generously sized double bedrooms, the second room also enjoying ensuite facilities, each finished to an immaculate standard with plush carpeting and fitted furniture featuring throughout. A deluxe three-piece family bathroom suite completes this floor. At the pinnacle of the property, the second floor is home to the remaining three substantial bedrooms, each enjoying velux windows which bathe the rooms in natural light. Externally, the residence is further enhanced by the vast plot which surrounds it. An expansive garden provides a fantastic outdoor space for the whole household to enjoy, consisting of a low maintenance artificial lawn offering plentiful room for recreational activities, and a smartly flagged patio presenting a serene spot for al-fresco dining and entertaining. A large pebbled driveway provides ample off-road parking for multiple vehicles. A viewing is recommended to fully appreciate the extensive proportions and exemplary specifications that this remarkable residence has to offer.

Location

West Derby Village is a historically significant area of the City, which today retains many well preserved elements of its past, giving it a unique appearance and village character. Apart from the cottages of the Village itself, housing in the immediate area is mainly traditional semi and detached, with more modern housing in nearby Croxteth and Croxteth Park, appealing to young professionals, families and older buyers. 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.

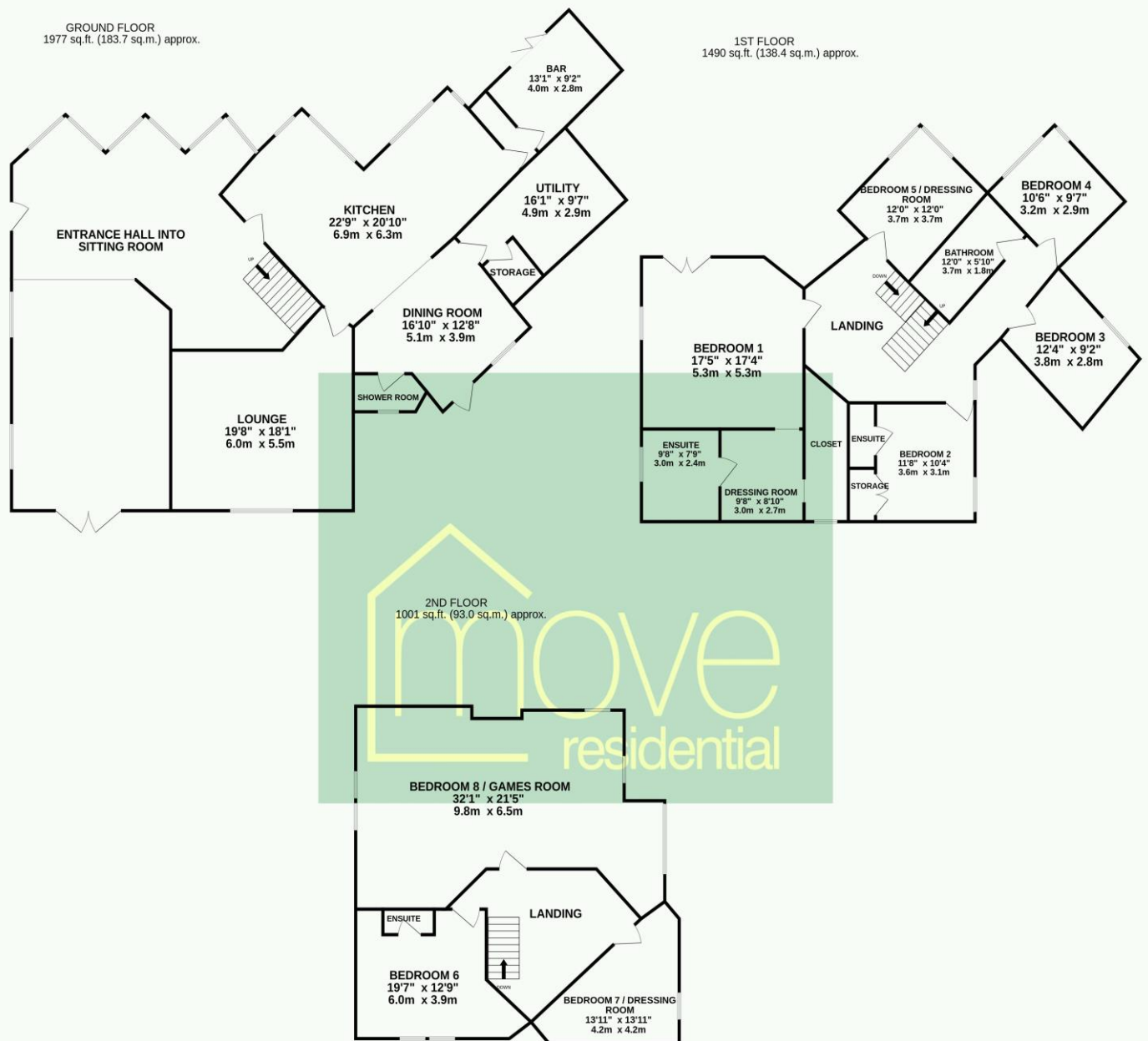
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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 : 4468 sq.ft. (415.1 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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