



Rood House, Calderstones, Liverpool, L18 3JU

- Magnificent Four Bedroom Detached Bungalow
- Expansive & Impeccably Presented Throughout
- Modern Kitchen Diner, Utility, Cloakroom & WC
- Three Additional Bedrooms & Family Bathroom
- Prime Location In Coveted Area Of Calderstones
- Open Plan Living / Dining Area & Sitting Room
- Master Bedroom With Ensuite & Dressing Room
- South-Facing Rear Garden, Driveway & Garage



Offers in Excess of £1,000,000





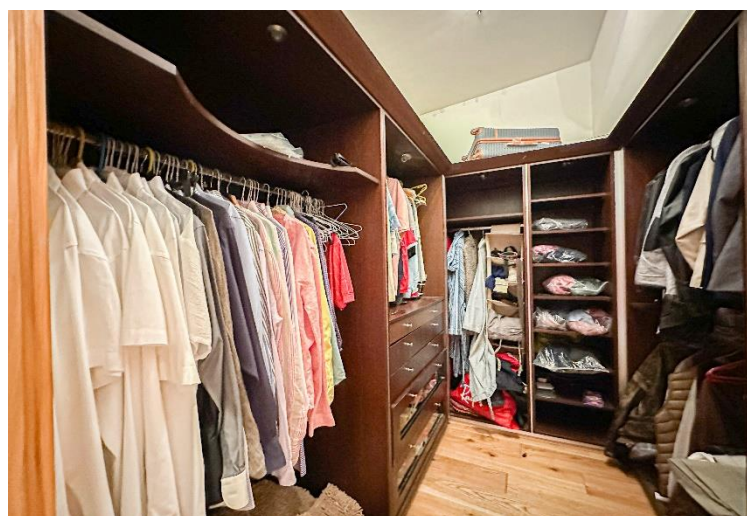


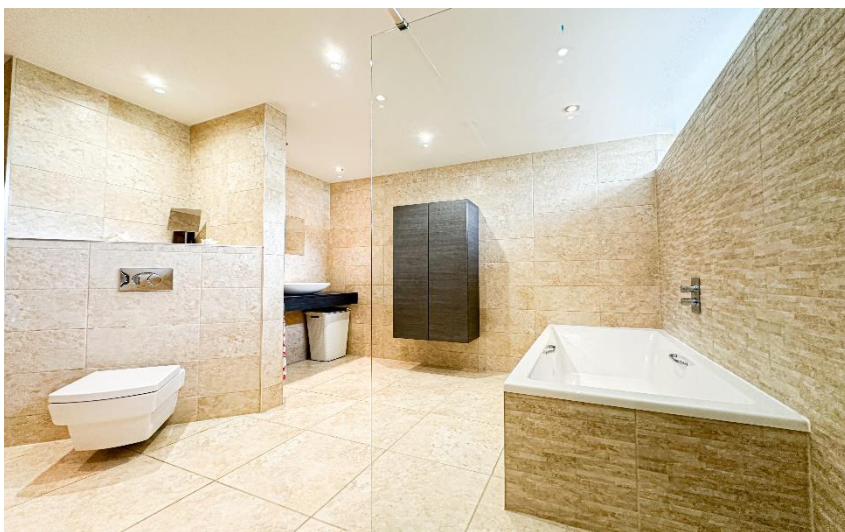






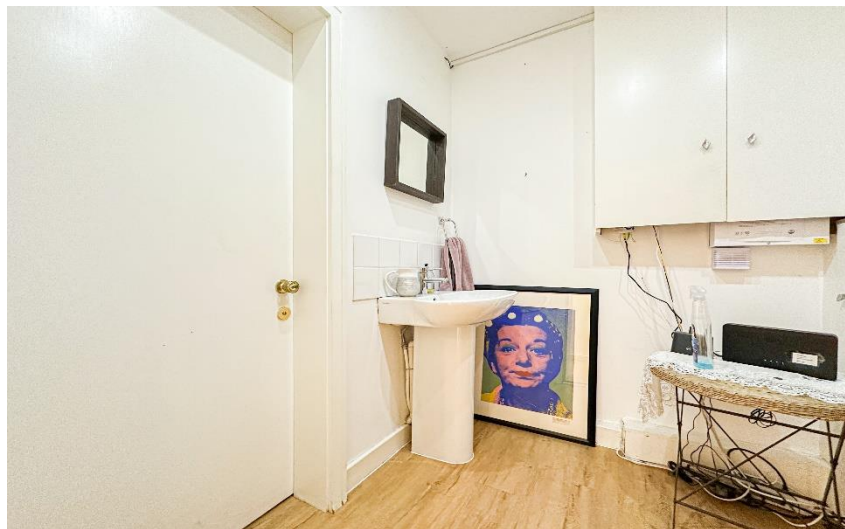


















Description

Far surpassing all expectations is this magnificent four bedroom detached residence, enjoying an enviable location on old Allerton Road in the highly prestigious area of Calderstones, L18. Proudly showcased to the sales market courtesy of appointed agents Move Residential, this bungalow boasts a unique architectural frontage and offers a wealth of versatile and impeccably presented living space within. Flooded with natural light throughout, this property promises to make a truly exceptional forever home for an extremely lucky buyer. Entering via the porch, which is home to a convenient cloakroom and WC, you are greeted into the residence by an inviting entrance hall, leading through to a showstopping open plan living and dining area. Partially divided by a rock wall, this offers the ultimate social setting for entertaining guests. Beautifully presented throughout, this space enjoys floor-to-ceiling windows running the length of the room with french doors providing seamless access into the garden. Following this is a generous modern kitchen complete with a range of sleek fitted base and wall units, complementary worktops, a selection of integrated appliances and a centre island. With ample room to accommodate a dining table under the glass roof, this offers a delightful space for enjoying family mealtimes and cooking in company. The kitchen provides access into a well-equipped utility room and flows seamlessly into a further substantial sitting room which offers a tranquil setting perfect for relaxation, and is also home to a designated study space, ideal for those who work remotely. Continuing through, you will discover the fabulous master bedroom which boasts a large door opening out to the patio inviting in the morning sun, along with the added luxury of a walk-in wardrobe and deluxe four-piece ensuite bathroom. The remaining sleeping accommodation consists of three generously sized bedrooms, each finished to an excellent standard, accompanied by a contemporary style family bathroom suite and a kitchenette. Externally, the property is further enhanced by a substantial south-facing rear garden, providing a charming outdoor oasis which enjoys a sunny aspect throughout the day. Low-maintenance artificial grass offers plenty of room for recreational activities, surrounded by decking areas which present serene spots for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking, accessed via a sweeping driveway leading up to the property, whilst a double garage offers an abundance of storage space. This rare opportunity to purchase an executive residence within one of Liverpool's most coveted postcodes, is not one to be missed.

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.

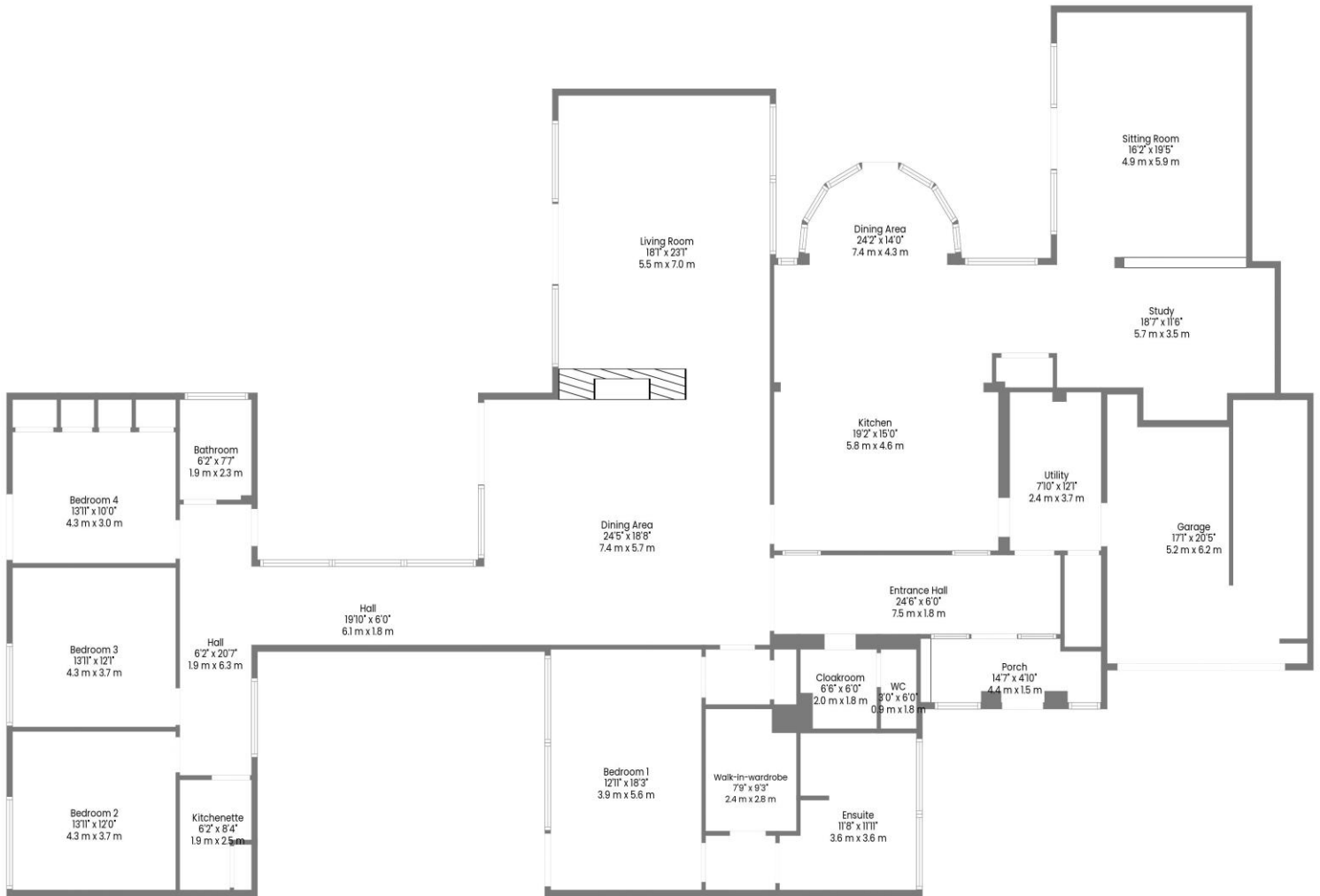
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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: 3568 sq. ft, 332 m2

FLOOR 1: 3568 sq. ft, 332 m2

EXCLUDED AREAS: PORCH: 73 sq. ft, 7 m2, GARAGE: 322 sq. ft, 30 m2, UNDEFINED: 28 sq. ft, 2 m2, UTILITY: 94 sq. ft, 9 m2, WALLS: 253 sq. ft, 23 m2



Whilst Every Attempt Has Been Made To Ensure The Accuracy Of The Floorplan Contained Here, 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.