



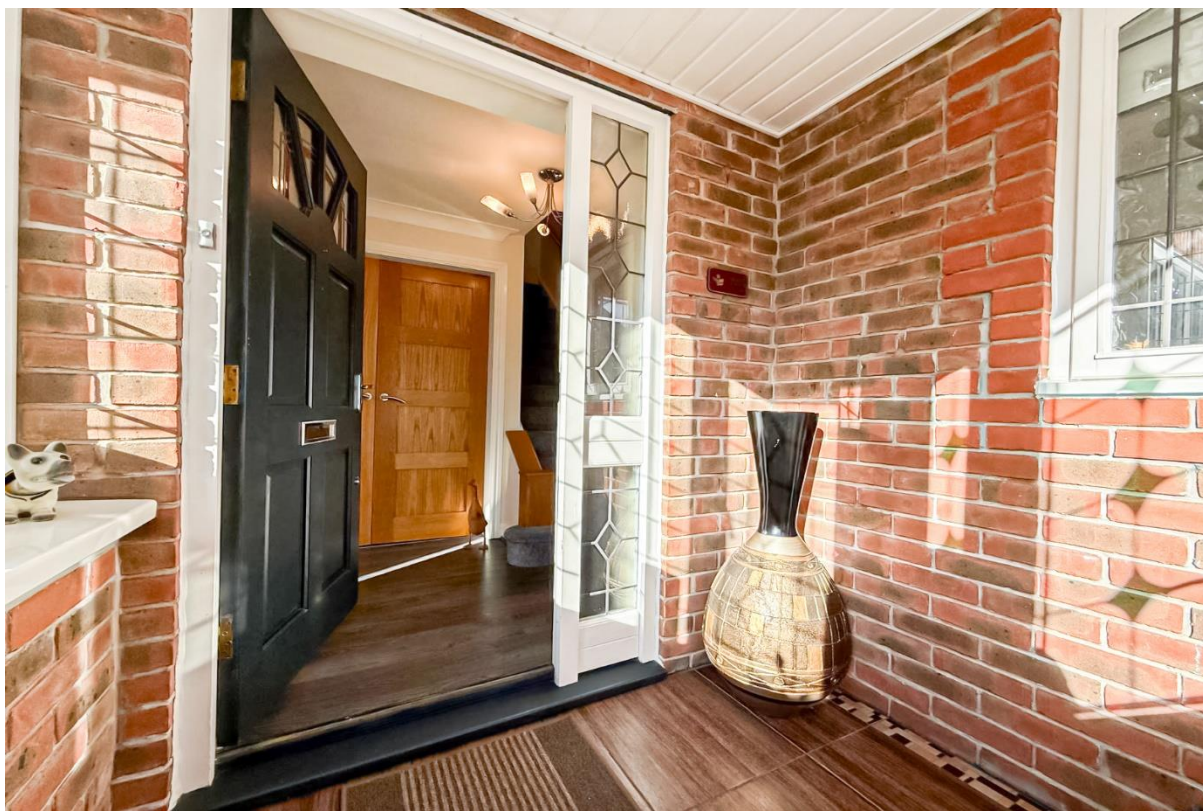
## Whitstone Close, Calderstones, Liverpool, L18 3NL

- Exceptional Four Bedroom Detached Family Residence
- Extended & Finished To A High Standard Throughout
- Sensational Open Plan Kitchen, Dining & Living Area
- Ensuite To Master & Deluxe Family Bathroom Suite
- Enviably Located In Prestigious Area Of Calderstones
- Entrance Hall, Three Reception Rooms, Utility & WC
- Four Substantial & Impeccably Presented Bedrooms
- Beautifully Maintained Garden, Driveway & Garage



£825,000











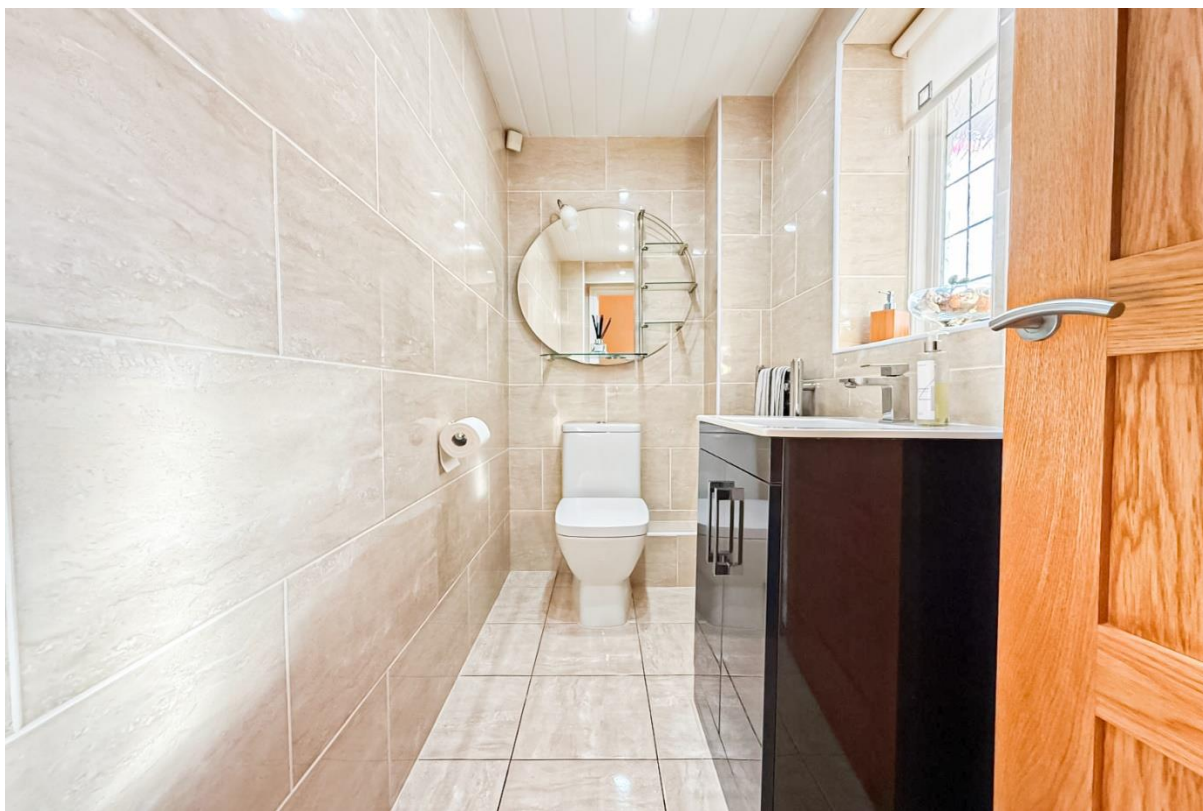












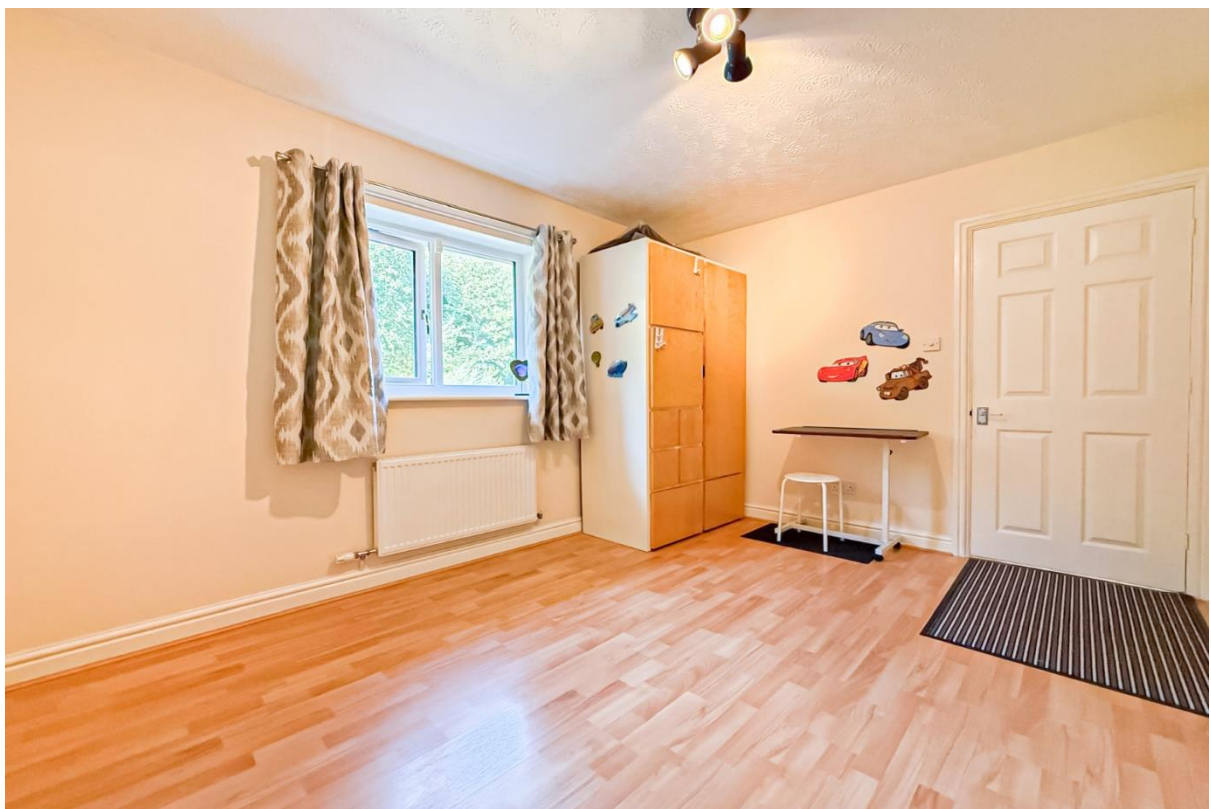
























## Description

Nestled on Whitstone Close, a peaceful cul-de-sac in the highly coveted area of Calderstones, L18, is this exceptional four bedroom detached residence, proudly showcased to the sales market courtesy of appointed agents Move Residential. Boasting an attractive modern frontage which exudes curb appeal, this property has been substantially extended, offering a wealth of versatile living space, thoughtfully designed to meet the needs of modern living. Featuring beautifully finished interiors throughout, this presents an opportunity not to be missed for those searching for their forever family home in one of South Liverpool's most prestigious suburbs, just a stone's throw from Calderstones Park. Entering the residence via the porch, you are greeted by an inviting entrance hall which sets the tone for the accommodation to follow, and leads through to a welcoming bay-fronted sitting room, offering a tranquil retreat. This is followed by a bright and spacious family lounge which has been finished in a tasteful décor featuring plush carpeting and an eye-catching fireplace, providing a charming setting for relaxation and entertaining. At the heart of the home is a sensational open plan L-shaped kitchen dining and living space which is certain to impress the most discerning of buyers, enjoying two sets of bi-fold doors to the rear which offer seamless access out to the garden, and skylights above flooding the room with natural light. The kitchen has evidently been designed to the highest specifications, complete with a range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances. A breakfast bar offers the ideal spot for more casual dining, and with ample room to accommodate both a designated dining space and sitting area, this presents the ultimate social setting, perfectly suited for everyday family life and hosting on a larger scale. The kitchen provides access into a well-equipped utility room, which leads through to a substantial additional reception room offering further flexibility, and concluding the extensive ground floor is a convenient WC. The outstanding quality continues up to the first floor, where you will discover four well-proportioned bedrooms, each finished to an excellent standard and receiving an abundance of daylight, with the master room further benefitting from a bay window. The master also enjoys the added luxury of a contemporary style ensuite shower room, and serving the remaining bedrooms is a deluxe three-piece family bathroom suite. Externally, this remarkable residence is further enhanced by a generous and meticulously maintained rear garden which benefits from not being overlooked, providing a delightful outdoor space for the whole household to enjoy. A neatly manicured lawn offers plenty of room for recreational activities whilst a smartly flagged patio area presents a serene spot for enjoying al-fresco dining. To the front, a driveway provides ample off-road parking, and a garage offers additional storage space.

## **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**

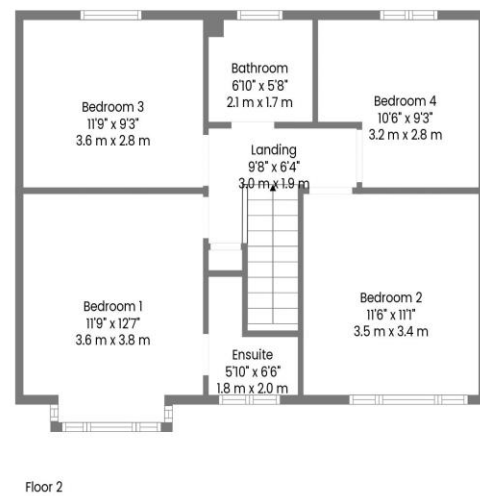
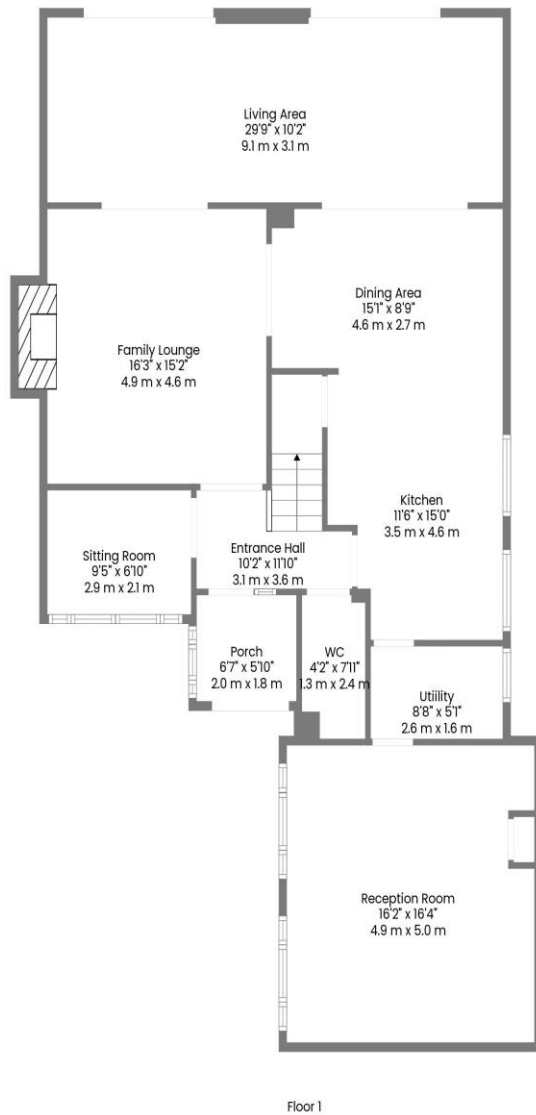
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## **Additional Information**

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: 1961 sq. ft, 182 m2**

FLOOR 1: 1335 sq. ft, 124 m2, FLOOR 2: 626 sq. ft, 58 m2

EXCLUDED AREAS: PORCH: 38 sq. ft, 4 m2, FIREPLACE: 13 sq. ft, 1 m2, WALLS: 142 sq. ft, 13 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.