



**16 Carnoustie Close
Birkdale, PR8 2FB £675,000
'Subject to Contract'**

This impressive family home offers exceptional space and versatility, set within beautifully established gardens. Designed for modern living and entertaining, it features multiple reception rooms and a stunning open-plan breakfast kitchen with granite worktops, island and integrated appliances. The ground floor includes a generous lounge opening onto the garden, formal dining room, study, utility room and WC. Upstairs are five well-proportioned bedrooms, two with en-suites, plus a contemporary family bathroom and additional study. Externally, there is ample off-road parking and a landscaped rear garden with patio, lawn and decked seating areas. The former garage has been converted into a stylish game's room/bar, with the option to reinstate as a double garage if desired, an ideal home for families seeking space, flexibility and great entertaining areas. The property is located in one of Southport's most sought after cul de sac's, close to Royal Birkdale Golf Club and a short walk to the vibrant buzzing Birkdale Village with its range of restaurants, wine bars and specialty shops.

Enclosed Vestibule

UPVC outer door and double-glazed side windows. Inner door with glazed fan lights and double-glazed side windows leading to...

Entrance Hall

'Karndean' flooring with stairs to the first floor with handrail, spindle and newel post and galleried landing. Double door cloaks cupboard. Double doors lead to the dining room and lounge. Vanity wash hand basin with cupboard below, low level WC, part tiled walls and tiled floor, chrome towel rail/radiator and UPVC double glazed window.



Study - 2.44m x 3.56m (8'0" x 11'8")

Two UPVC double glazed windows overlooking the front garden, 'Karndean' flooring.

Lounge - 4.83m x 3.53m (15'10" x 11'7")

UPVC double glazed double doors to the rear garden, living flame coal effect gas fire with attractive minster style surround. UPVC double glazed side window.

Dining Room - 4.19m x 3.07m (13'9" excluding door recess x 10'1")

'Karndean' flooring, UPVC double glazed windows and double doors lead to the rear garden.

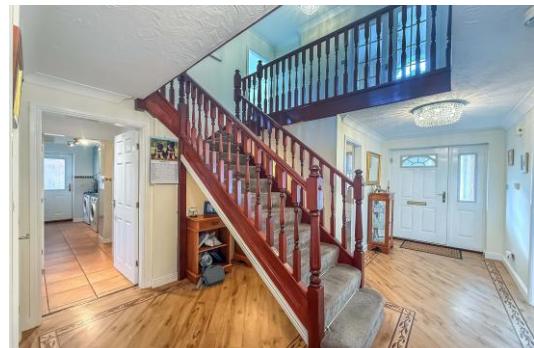
Breakfast Kitchen - 4.88m x 4.88m (16'0" x 16'0")

UPVC double glazed windows and double doors to the rear garden. Belfast style enamel sink unit with mixer tap, granite working surfaces incorporating drainer, a range of baser units with cupboards and drawers, wall cupboards, glazed and illuminated China display cupboard. Midway wall tiling and under unit lighting. Recessed chimney breast with belling range incorporating seven gas burners, double oven and grill, dishwasher, microwave. Island unit with granite working surfaces incorporating breakfast bar, further cupboard and vegetable drawers. Wine and plate racks. Tiled floor, recessed spot lighting.



Utility Room - 3.56m x 1.68m (11'8" x 5'6" overall measurement)

Single drainer stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, plumbing for washing machine, part wall tiling and tiled floor. Cupboard housing gas central heating boiler. Plumbing for washing machine. Side door with double glazed insert. Door to garage.



First Floor Landing

First floor gallery landing.

Bedroom 1 - 3.61m x 4.57m (11'10" x 15'0")

Recess for bed, bedside cupboards and display units, overhead store cupboards, wardrobe, further recessed wardrobes, dressing table and drawers. Walk in closet.

Ensuite Shower Room - 2.84m x 2.13m (9'4" x 7'0")

Vanity wash hand basin with cupboards below, low level WC, step in shower enclosure with thermostatic handheld rain head showers. Tiled walls and floor, chrome towel rail/radiator, recessed spot lighting, extractor and double-glazed window.



Bedroom 2 - 3.86m x 3.25m (12'8" x 10'8" excluding door recess)

Recess for bed, drawers and overhead storage cupboard, further wardrobes and recessed wardrobes, dressing table and drawers, UPVC double glazed window.

Ensuite Shower Room - 2.74m x 1.6m (9'0" x 5'3")

Vanity wash hand basin with cupboard below. low level WC, walk in shower enclosure with thermostatic and handheld showers, tiled walls and floor, chrome towel rail/radiator, recessed spot lighting and extractor. UPVC double glazed window.



Bedroom 3 - 3.45m x 4.29m (11'4" x 14'1")

Two UPVC double glazed windows and recessed wardrobe with mirrored sliding doors.

Bedroom 4 - 2.74m x 3.35m (9'0" x 11'0" overall measurements)

UPVC double glazed window, recess for bed, wardrobes, over head storage cupboards, further double door wardrobe.

Bedroom 5 - 2.44m x 3.84m (8'0" excluding door recess x 12'7")

Recess for bed, bedside cupboards, overhead storage cupboards, built in wardrobe, UPVC double glazed window.



Study - 1.96m x 2.84m (6'5" x 9'4")

UPVC double glazed window.

Bathroom - 2.51m x 2.08m (8'3" x 6'10")

Corner whirlpool bath, vanity wash hand basin with cupboard below, low level WC, tiled walls and floor, chrome towel rail, recessed spot lighting, extractor, electric shaver point and UPVC double glazed window.

Outside

The integral garage has been converted into a fabulous family game room/bar with spot lighting, tiled floor and this could be readily instated into a two-car double garage if required. The property stands in established gardens to both the front and rear, there's off road car parking at the front for a number of vehicles, the rear garden having stone and paved patio area, steps down to rear garden with lawn, borders stocked with plants and shrubs and a large decked patio.

Council Tax

Sefton MBC Band G

Tenure

Freehold.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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