



24 Puffin Close

Maghull, Liverpool, L31 1GF

Offers in excess of £340,000



Situated within the highly regarded Eastbrook Village development on Puffin Close, this exceptional three-bedroom detached new-build home occupies, in our opinion, one of the finest positions within the development. Enjoying a desirable corner plot, the property benefits from a brick wall-enclosed rear garden, offering both privacy and curb appeal. The home is just two years old and remains covered by the remainder of the 10-year new-build warranty, providing peace of mind for the next owner. Presented in immaculate, turnkey condition, this property will appeal to a wide range of buyers, including families, professionals, and those seeking a modern, low-maintenance home in a fantastic Maghull location with excellent local amenities, schools, and transport links nearby.

Externally, the property offers parking to the front for multiple vehicles, along with a garage. The rear garden has been thoughtfully landscaped and enjoys a sunny aspect, ideal for outdoor dining and entertaining. Internally, the accommodation is bright, light-filled, and beautifully appointed throughout. The ground floor comprises a welcoming entrance hallway, a spacious lounge with dual-aspect windows, allowing natural light to flood the space, and a convenient ground-floor W.C. with additional storage.

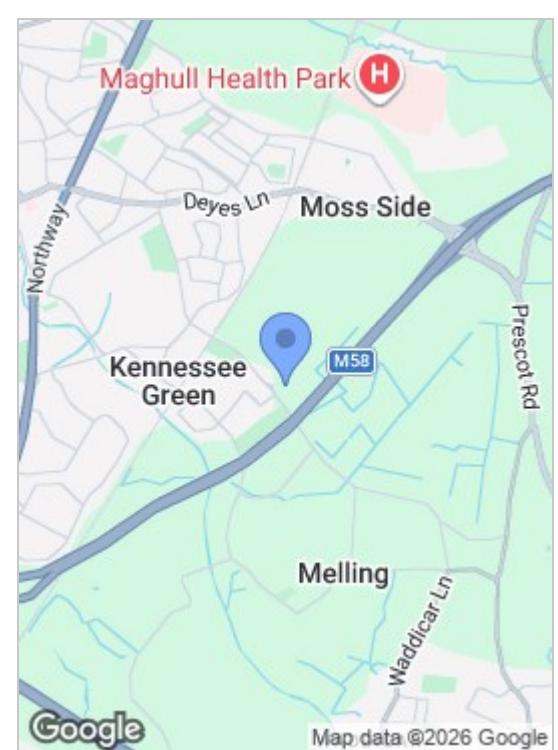
To the rear, the heart of the home is the stunning open-plan kitchen diner, which has been bespoke to this particular property. Features include a central kitchen island, granite worktops, and a range of integrated appliances, creating both a stylish and functional space. Double patio doors open directly onto the rear garden, while Velux windows further enhance the sense of light and space. A discreet utility cupboard completes the ground floor accommodation.

To the first floor are three generous double bedrooms, with the primary bedroom benefitting from a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms and completes the internal layout.

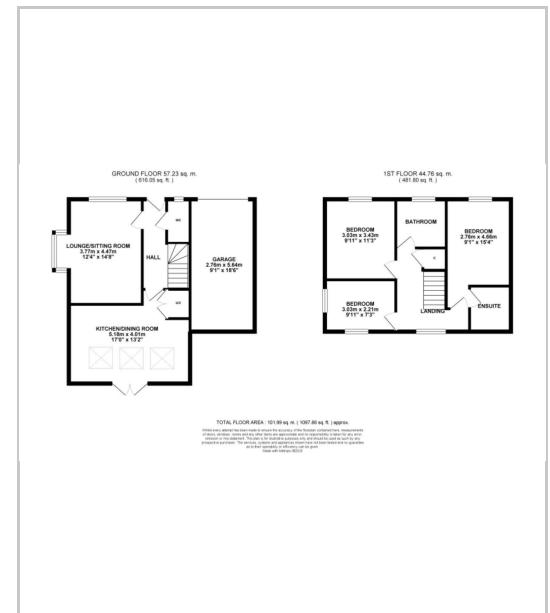


This is a truly impressive home, offering quality, space, and location in equal measure.

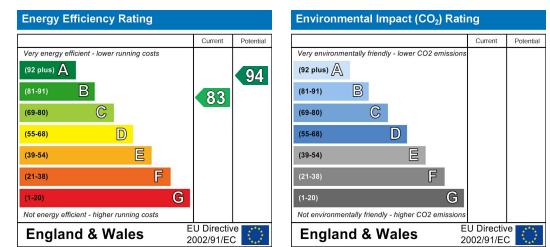
Early viewings are highly recommended and essential to fully appreciate the standard and position of the property on offer.



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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