

BerkeleyShaw
REAL ESTATE

5 Dunes Drive, Liverpool, L37 1PE

Asking Price £875,000

The heart of this home is a stunning open plan kitchen/dining/living area which features a central island unit with a beautiful quartz worktop. This large space enables social gatherings and a fantastic cooking space.

Adjacent to this room is an additional lounge/sun-room which can be opened up for further entertaining space and onto an enclosed patio area. The whole property has been designed to enable and maximise the inside and outside space.

All appliances are high specification AEG and include double oven, combined oven/microwave, two fridges, freezer and wine cooler ... making it a chef's dream! The lounge area features an integrated media wall with large TV, feature fire-place and tri-folding doors to the large patio.

The master bedroom suite includes a large dressing area, ensuite with both bath and walk in shower and bi-folding doors to the outside patio. Two further ensuite double bedrooms compliment the expansive accommodation, along with a luxury utility/drying room and guest WC off the spacious hallway.

The property is set within a large plot and has a professionally landscaped rear garden with extensive new planting of large trees and shrubs. The rear garden benefits from all day sun and has large patio areas from which to enjoy each part of the day. The large front paved driveway offers parking for multiple cars and has an integral insulated garage and attractive outside lighting.



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Cloakroom Area

5'11" x 7'11" (1.82 x 2.43)

On entry a Wooden Bench seated area for shoes and coats.

With door to WC.

WC Guest

6'11" x 2'10" (2.12 x 0.87)

Hall

14'10" x 8'11" (4.54 x 2.74)

A spacious hall with double door through to

Kitchen/Living/Dining and all bedrooms.

Kitchen/Living/Dining Room

32'1" x 19'4" (9.80 x 5.90)

Lounge

17'0" x 13'1" (5.20 x 4.0)

Utility/Laundry

11'6" x 8'2" (3.53 x 2.50)

Bedroom 1

35'5" x 11'0" (10.80 x 3.37)

Ensuite Bathroom 1

11'3" x 7'2" (3.44 x 2.20)

Bedroom 2

17'1" x 16'4" (5.21 x 4.98)

Ensuite 2

8'3" x 6'3" (2.52 x 1.92)

Bedroom 3

15'10" x 13'10" (4.84 x 4.24)

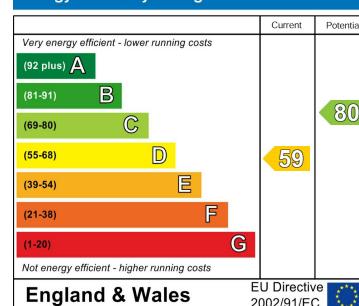
Ensuite 3

6'5" x 6'4" (1.98 x 1.95)

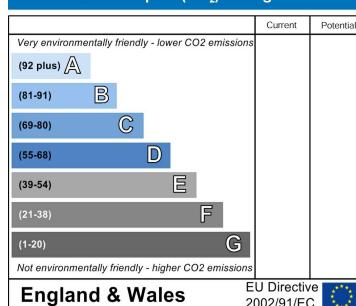
Garage

16'0" x 8'5" (4.90 x 2.58)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



GROUND FLOOR
2464 sq.ft. (228.9 sq.m.) approx.



TOTAL FLOOR AREA : 2464 sq.ft. (228.9 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 inaccuracy. Prospective buyers should not rely on the floorplan and should make their own enquiries prior to purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

