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231 QUEENS DRIVE

WAVERTREE,

LIVERPOOL. L15 6YE



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TOTAL APPROX FLOOR AREA 3111 SQ FT/289 SQ MTRS

NESTLED WITHIN ONE OF THE NORTH WEST'S MOST DESIRABLE RESIDENTIAL SETTINGS, THIS ADDRESS OFFERS A RARE BLEND OF LEAFY SURROUNDINGS AND EFFORTLESS CONNECTIVITY. PERFECTLY POSITIONED FOR LIVERPOOL HOPE UNIVERSITY, THE LOCATION IS IDEALLY SUITED TO FAMILIES AND PROFESSIONALS ALIKE, WITH RESPECTED SCHOOLS, LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS ALL CLOSE AT HAND. IT'S A SETTING THAT BALANCES, ESTABLISHED CHARM WITH EASY ACCESS TO THE WIDER LIVERPOOL CITY REGION, OFFERING THE VERY BEST OF BOTH WORLDS FOR DISCERNING BUYERS SEEKING A SUPERB, WELL-CONNECTED ADDRESS.



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ACCOMMODATION IN BR IEF

Ground Floor

- ENTRANCE HALLWAY
- FORMAL RECEPTION LOUNGE
- RELAXED LIVING ROOM
- CLOAKROOM/W.C
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- GYM & UTILITY ROOM

First Floor

- MASTER SUITE TO INCLUDE 'WALK THROUGH DRESSING AREA' AND EN-SUITE BATHROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM

External

- ELECTRIC & CCTV DOUBLE ENTRANCE GATES WITH FIVE CAR PARKING
- TWO EV CHARGERS & 2 X STORAGE ROOMS
- DOUBLE SIDE GATES LEADING REAR INDIAN STONE PAVED FULL WIDTH PATIO AREA WITH PERGOLA
- STEPPED UP MANICURED LAWNS WITH LOG ROLL EDGING BORDERS TO INCLUDE ESTABLISHED TREES, PLANTS AND SHRUBBERY

Distance

- LIVERPOOL CITY CENTRE: 3 MILES
- HOPE UNIVERSITY: 1.5/2 MILES
- KING DAVID HIGH SCHOOL: 0.5/1 MILE
- MOSSPITS LANE PRIMARY SCHOOL: 0.3 MILE
- CARLETON HOUSE PREPARATORY SCHOOL: 0.6 MILE
- BISHOP ETON PRIMARY SCHOOL: 0.29 MILE
- BLUE COAT SCHOOL: 0.6 MILE
- CALDERSTONES PARK: 0.8 MILE
- MOSSLEY HILL TRAIN STATION: 1.1 MILES
- ALLERTON GOLF COURSE: 1.5 MILES
- M62 J5 MOTORWAY: 2.5/3 MILES
- LIVERPOOL JOHN LENNON AIRPORT: 6 MILES



THE PROPERTY

Approached along a sought-after tree-lined setting, this exceptional home reveals itself with electronically operated security gates opening onto the driveway offering a true sense of arrival. Extending to approximately 3,111 sq ft, the accommodation has been thoughtfully arranged across beautifully proportioned rooms, with a grand reception hallway setting an immediate tone of quality and scale. The current owners' meticulous and comprehensive redesign has been executed with a discerning eye, marrying period character with contemporary, effortless living. The result is a home that flexes seamlessly between quiet, restorative relaxation and vibrant family entertaining, a rare balance that makes it as suited to everyday life as it is to host in style.









GROUND FLOOR

Step inside to discover the traditional features and exquisite Karndean flooring which flows throughout, setting an elegant tone from the outset. Two formal reception rooms await: the first a showstopper, with striking panelling, a log-burning stove framed by a marble surround and hearth, and a graceful bay window. The second offers a more intimate, snug-style retreat, again enhanced by its own bay window.

Spanning the full rear of the property is a truly stunning open-plan kitchen, living and dining space, the heart of the home. A central island in contrasting colours anchors the sleek cabinetry, complemented by granite worksurfaces throughout, while bi-fold doors open seamlessly onto the rear gardens, blurring the line between indoor and outdoor living.

Completing the ground floor is a generously sized utility room, together with a private gymnasium. The perfect finishing touch for a lifestyle of comfort and wellbeing.























FIRST FLOOR

Rise via the staircase, where traditional panelling accompanies you up to a light, welcoming landing. Five generously proportioned double bedrooms unfold across this floor, three enjoying the added charm of bay windows.

The Master Suite is a true retreat, flowing effortlessly into a private dressing area before stepping down into a beautifully appointed en-suite bathroom, complete with a freestanding bath and separate shower enclosure.

The family bathroom has been equally thoughtfully designed, offering a freestanding bath, twin sinks and a step-in shower enclosure, combining everyday practicality with a distinctly luxurious finish.

Together, this floor delivers the space, privacy and comfort expected of a home of this calibre.




















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LONSDALE
RAFINA

OUTDOOR FRONT

With a mature hedge, brick and wrought iron fencing, and electric CCTV-monitored gates. A generous driveway offers parking for up to five vehicles, with two EV chargers and garage-style doors for additional storage. Double side gates lead to the rear garden, completing a front elevation that balances security with an impressive first impression.

OUTDOOR REAR

Step onto the Indian stone patio spanning the width of the home and into a private, South East facing garden built for effortless outdoor living. The patio offers ample space for entertaining, with a Pergola fitted with electrics and an external speaker system linked to the internal audio setup. Beyond, the garden rises to a manicured lawn bordered by log-edged beds of mature trees and shrubs, with garden lighting for the evenings. Enclosed by a tall hedge, it's a rare and tranquil private sanctuary.









ABOUT THE AREA

This stretch of Queens Drive is one of Liverpool's most established addresses for substantial detached family homes. Tree-lined and dignified, it offers easy access to Sefton Park, Calderstones Park and the boutique shops and dining of Lark Lane and Allerton Road, with excellent private and grammar schools close by. Commuters benefit from swift links into the city centre, the motorway network and Liverpool John Lennon Airport. An area that speaks to discerning buyers seeking space, privacy and pedigree, without losing its sense of genuine community.

TRANSPORT

Queens Drive offers exceptional connectivity. Wavertree Technology Park and Mossley Hill railway stations are both close by, with direct services into Liverpool Lime Street in under ten minutes and onward connections to Manchester, London and beyond. By road, swift access onto the A5058 ring road links effortlessly to the M62, M57 and M58, opening up routes to Manchester, Leeds, Southport, Preston and the Lancashire coast. Liverpool John Lennon Airport is a straightforward twenty-minute drive, while the city's cruise terminal and ferry links add further international reach, village-like tranquillity paired with exceptional accessibility.

SCHOOLS

Families are exceptionally well served here. Mosspits Lane Primary School offers a warm start for younger children, while Christ The King Catholic Primary and Our Lady's Bishop Eton Primary School provide similarly nurturing options nearby. Carleton House Preparatory School is also close at hand for families considering private education. For secondary education, King David High School and the prestigious Liverpool Blue Coat School, consistently ranked among the top state schools in the country are both within easy reach, with Liverpool Hope University adding a distinguished higher education presence. A location built for families seeking excellence at every stage.







PROPERTY INFORMATION

Tenure: Leasehold 999 years peppercorn rent with option to purchase Freehold approx. £6,000

Services: : Mains water, electric and gas. Double glazing UPVC. Worcester cylinder boiler, ground floor sound system in most rooms. Superfast FTTC broadband (estimated), Full security alarm system and CCTV Secure Electric Entrance Gates.

EPC: C

Council Tax Band: G

Local Authority: Liverpool City Council

Flood Risks: Sea & Rivers: None known

Surface water: Very low

Viewing: Strictly by appointment via Paula Davies.
Tel / WhatsApp 07734366315

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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TOTAL APPROX FLOOR AREA 3111 SQ FT/289 SQ MTRS



Total: 3442 sq. ft
1st floor: 1853 sq. ft, 2nd floor: 1589 sq. ft
Excluded areas: storage: 165 sq. ft, utility: 151 sq. ft, walls: 218 sq. ft

Floor Plan



LUXURY HOMES DESERVE EXCEPTIONAL RESULTS.

Contact me to arrange your personal viewing.

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