BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

5 Dunes Drive, Liverpool, L37 1PE

Asking Price £850,000

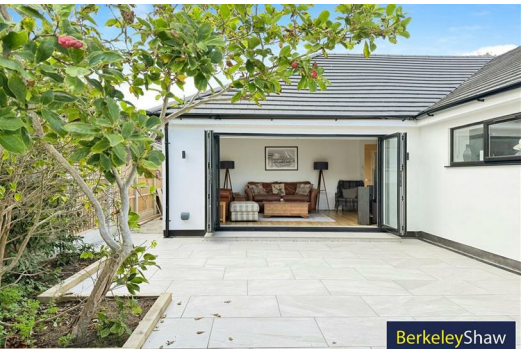
The heart of this home is a stunning open plan kitchen/dining/living area which features a central island unit with a beautiful quartz worktop. This large space enables social gatherings and a fantastic cooking space.

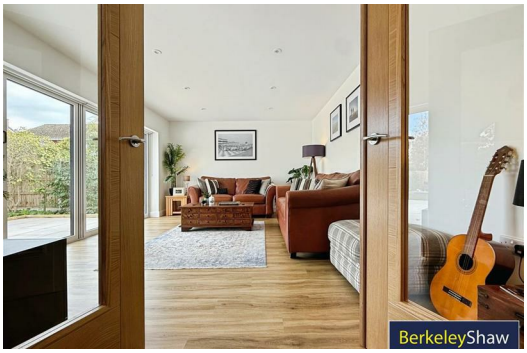
Adjacent to this room is an additional lounge/sun-room which can be opened up for further entertaining space and onto an enclosed patio area. The whole property has been designed to enable and maximise the inside and outside space.

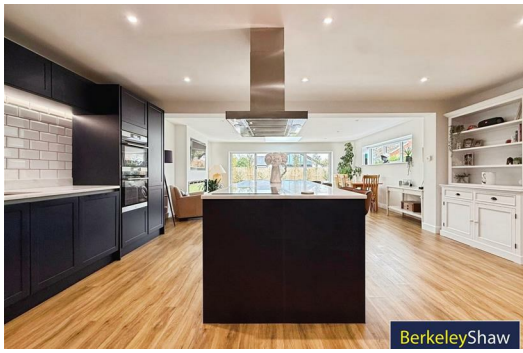
All appliances are high specification AEG and include double oven, combined oven/microwave, two fridges, freezer and wine cooler … making it a chef's dream! The lounge area features an integrated media wall with large TV, feature fire-place and tri-folding doors to the large patio.

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.







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)

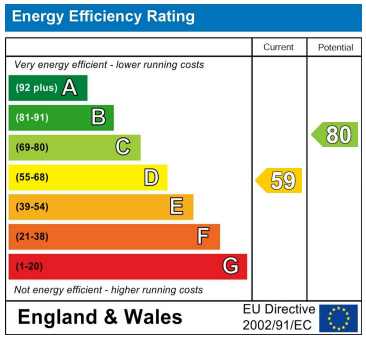
Bedroom 2
17'1" x 16'4" (5.21 x 4.98)

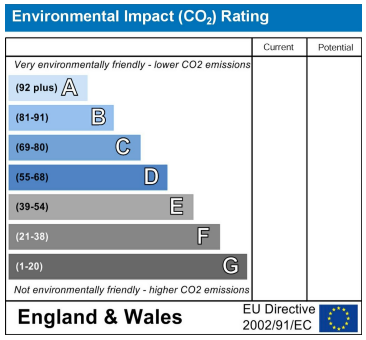
Ensuite 2
8'3" x 6'3" (2.52 x 1.92)

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)





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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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