



## 2 Briarwood, Liverpool, L23 8XN

### Offers Over £1,300,000

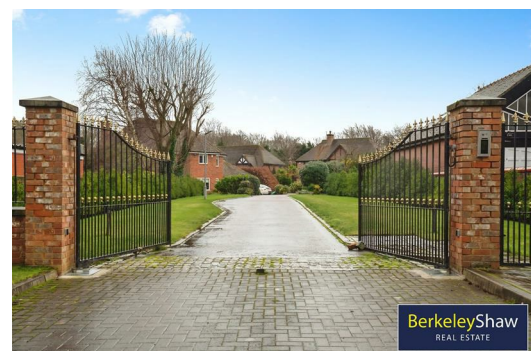
An exclusive opportunity to acquire a substantial detached family residence set within a prestigious gated development in the very heart of Blundellsands an address that is rarely available and consistently sought after.

This impressive FIVE BEDROOM FREEHOLD HOME has been lovingly cared for and meticulously maintained by its current owner offering generous proportions and exceptional versatility for modern family living. Occupying an enviable APPROXIMATELY ONE QUARTER ACRE PLOT the property enjoys a high degree of privacy and security complemented by BEAUTIFULLY LANDSCAPED SOUTH FACING GARDENS a tranquil pond a DOUBLE GARAGE and extensive driveway parking for SIX TO EIGHT VEHICLES.

The accommodation is both spacious and welcoming. A GRAND ENTRANCE HALL WITH GALLERIED LANDING creates an immediate sense of scale setting the tone for the rest of the home. The main lounge is a particularly impressive reception room flooded with natural light from windows to three elevations and featuring French style doors opening onto the garden ideal for indoor outdoor living during the warmer months.

At the heart of the home lies a superb OPEN PLAN KITCHEN/FAMILY ROOM thoughtfully designed to provide dedicated areas for cooking dining and relaxing together. An adjoining UTILITY LAUNDRY ROOM keeps appliances discreetly tucked away maintaining the clean lines of the main living space. Further ground floor accommodation includes a DINING ROOM perfect for entertaining a HOME OFFICE ideal for remote working and a convenient DOWNSTAIRS WC. Upstairs the PRINCIPAL BEDROOM SUITE boasts a stunning newly fitted WOW FACTOR EN SUITE BATHROOM while the FAMILY BATHROOM has also been recently fitted to exceptional standard. There are 3 further double bedrooms and 1 single offering flexible options for children guests or additional workspace.

A significant additional feature is the LARGE ATTIC SPACE already providing excellent storage and presenting clear potential for conversion.



Hall

Study

12'2" x 11'3" (3.71 x 3.45)

Downstairs WC

Lounge

21'11" x 18'11" (6.70 x 5.79)

Dining Room

16'1" x 12'0" (4.91 x 3.66)

Kitchen/Family Room

28'9" x 22'2" (8.78 x 6.76)

Utility/Laundry

9'5" x 7'1" (2.88 x 2.17)

Integral DOUBLE Garage

20'11" x 13'5" (6.38 x 4.10)

Conservatory

13'5" x 12'1" (4.10 x 3.70)

Landing

Bedroom 1

21'8" x 13'7" (6.61 x 4.15)

Ensuite Bed 1

10'9" x 6'5" (3.29 x 1.96)

Bedroom 2

12'8" x 12'3" (3.87 x 3.75)

Ensuite Bed 2

Bedroom 3

16'2" x 10'10" (4.95 x 3.32)

Bedroom 4



13'6" x 14'4" (4.12 x 4.38)

Bedroom 5

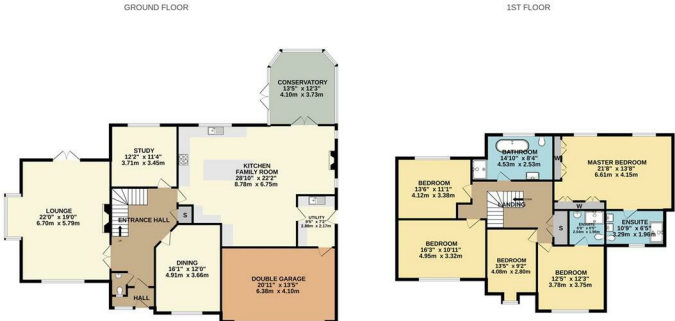
13'4" x 9'2" (4.08 x 2.80)

Family Bathroom

14'10" x 8'3" (4.53 x 2.53)

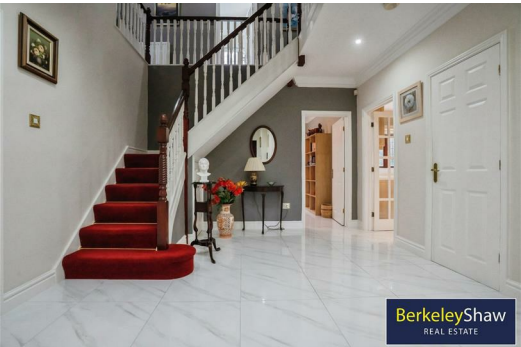
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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