KAREN PARKS
SALES & LETTINGS









77A Church Road, Liverpool, L37 3NA

Offers In Excess Of £750,000

Karen Parks Sales and Lettings are delighted to offer the rare opportunity to purchase this modern and unique, individually designed detached property by DK Architects - unlike any other property on the market. Situated behind electric gates in a quiet and private location but yet still just a short walk to Formby village with all it's amenities such as shops, restaurants, hairdressers, cafes, swimming pool and gym. It is also within the catchment area for local highly regarded Primary and Secondary schools - making it the perfect family home. This bright and airy property is flooded with natural light with floor to ceiling windows and doors giving a sense of space, but with solid wood frames and solid ash staircase giving character and a homely feeling with a contrast of exposed brickwork, perfectly balancing the contemporary design. The property has been cleverly designed throughout with every detail thought of and many high end features including an airflow filter system, surround sound build in speakers throughout, polished resin flooring to the ground floor, under floor heating to the ground floor and Bandalux electronically controlled privacy blinds. The house briefly comprises of a large resin driveway, hallway space, WC, utility room, playroom/bedroom 4, living room and open plan kitchen-diner family room. To the first floor is the master bedroom with ensuite shower room, two further good sized double bedrooms and a family bathroom with separate bath and shower. There is a sunny South-West facing garden to the rear.

ACCOMMODATION

Ground Floor

Hallway




From the moment you enter the property through the sleek and sophisticated bespoke invisible front door with a steel framework and finished with solid iroko wood, you can already get a sense of the high end finish to the property throughout. The hallway area has a large double glazed window with Bandalux fitted electric blind looking out onto the garden with exposed brick to the base.

WC 7'4" x 5'4" (2.25 x 1.65)



WC with wall mounted sink.

Utility Room 12'0" x 5'1" (3.68 x 1.55)



The utility room has a wall of full length white gloss storage cupboards, a sink, there is space for a washing machine and a door with access out to the front of the property. The utility room also houses the boilers for the property.

Open Plan Kitchen/Diner-Family Room 34'11" x 16'11" (10.65 x 5.17)





Designed perfectly for both family life and entertaining friends, this modern and contemporary space offers a seamless blend behind the home and garden with floor to ceiling sliding doors allowing an abundance of light to flow in. There is a large central island finished in solid granite with space for bar stools. There is storage to both sides of the island, a sink with Quooker boiling water tap, Neff induction hob and downward draft extractor fan. There is a full length wall of units providing plenty of storage space and hidden door opening into a generous size pantry with additional storage space. There is an integrated fridge-freezer, Kupperbusch oven, grill and warming drawer. There is a dining space with large double glazed window looking to the front of the property with fitted Bandalux blind and a media wall with a beautiful modern electric fire and exposed brickwork to the side giving a warm and homely feeling.



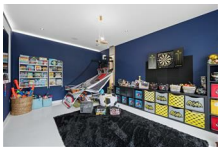
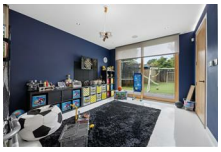
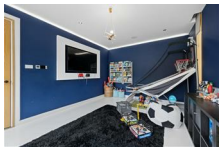


Living Room 16'8" x 15'1" (5.10 x 4.60)




Leading through a stunning glass sliding pocket door from the kitchen continuing the sleek and elegant finish is a separate lounge. There are two large double glazed windows finished in solid ash with window seats below and clever storage cupboards. There is a feature open chimney breast in exposed brick offering a contrast to the polished resin floor.

Bedroom 4/Play Room 17'10" x 12'2" (5.45 x 3.72)

This room is currently used as a play room by the present owner but could be used as a fourth bedroom,

as there is plumbing installed to facilitate an ensuite. There are full length sliding doors opening out into the garden and an additional window to the side adding in extra light.

First Floor

Landing




Leading up to the first floor is a hand built solid ash staircase lined with lighting as you head up onto the landing. There are three double glazed windows allowing in plenty of light and space for a desk as a convenient space to work. There is a double cupboard with shelving providing plenty of storage space.

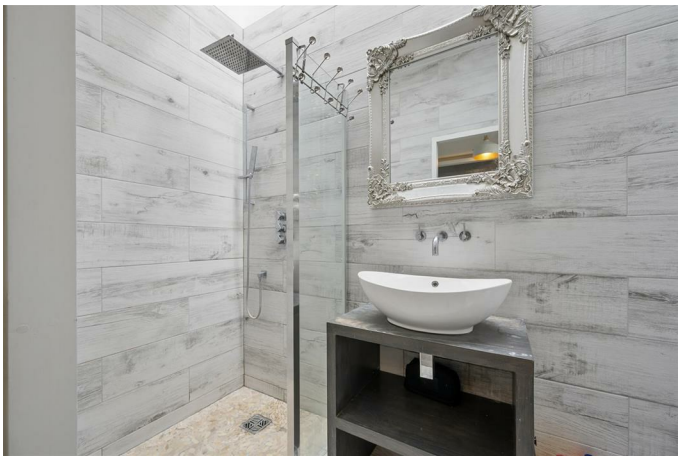
Bedroom 1 16'10" x 14'9" (5.15 x 4.50)





The master bedroom is an excellent size and and has a full length feature wall behind the bed which cleverly conceals a row of fitted wardrobes providing plenty of storage space. There are two double glazed windows and a door to the ensuite.

Ensuite Shower Room 8'2" x 3'11" (2.50 x 1.20)



The ensuite has a walk in shower with two shower heads with sky light above, WC and a hand wash basin with shelf below.

Bedroom 2 14'9" x 10'0" (4.50 x 3.05)





The second double bedroom has two dual aspect double glazed windows offering lovely views and allowing in plenty of light. There is a row of fitted shaker style wardrobes providing storage for the room.

Bedroom 3 11'9" x 9'5" (3.60 x 2.88)




The third double bedroom has a large double glazed windows with lovely views out over the garden. There are built in wardrobes with rails providing storage space.

Bathroom 11'9" x 9'5" (3.60 x 2.88)




The spacious family bathroom with floor to ceiling tiles comprises of a large walk in shower with rainwater shower and separate handheld shower head and two shower niches perfectly placed for products, free standing bath with tap and shower head attachment, wall mounted hand wash basin with shelf below, WC and a large sky light allowing plenty of natural light to flow in.

Outside

Front Garden




The property is accessed from the road via electric gates with an intercom access system with a long bonded resin driveway leading down to the property and offering ample parking space for a number of cars. The driveway is lined with lighting along the

fences creating a striking entrance as you approach the property after dusk.

Rear Garden




Surrounding the property as you step out into the garden is a large patio offering a space for seating to enjoy a morning coffee or some alfresco dining with friends of an evening in the South-West facing garden. This leads onto a large area of astro turf offering easy maintenance and the perfect space for children to play, making it well thought out for family living.




Important Information

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

77a Church Road, Formby, L37 3NA

Total Approx. Floor Area 2309 Sq.ft. (214.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



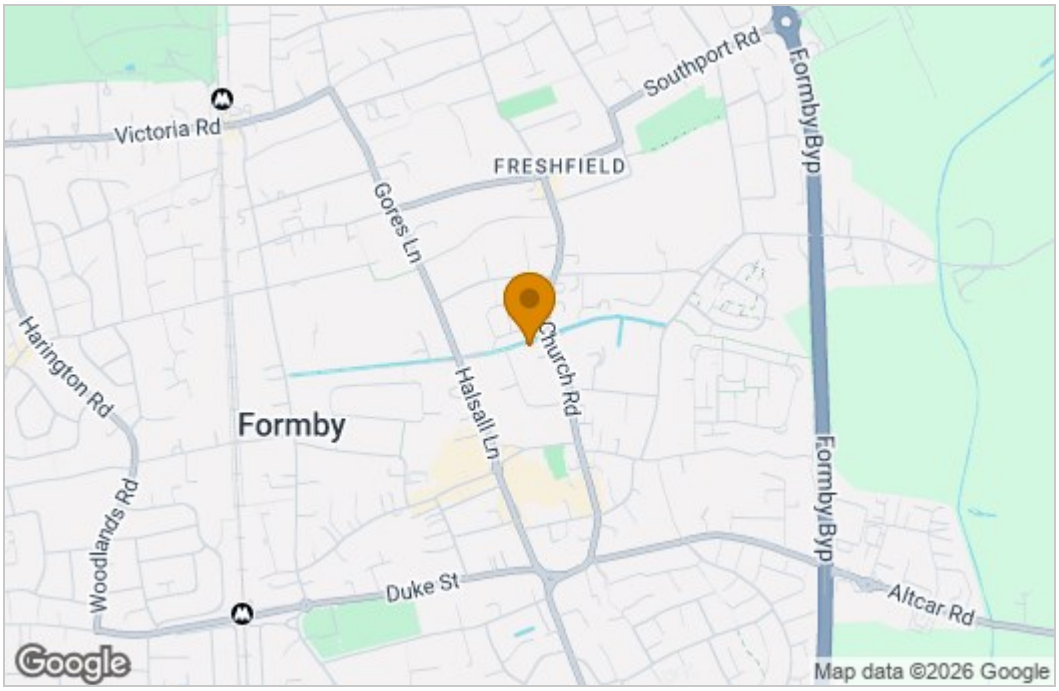
Ground Floor

Approx. Floor Area 1426 Sq.Ft (132.5 Sq.M.)

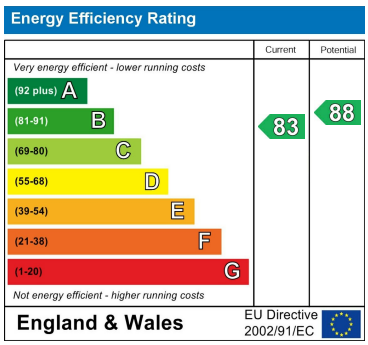
First Floor

Approx. Floor Area 883 Sq.Ft (82.0 Sq.M.)

Area Map



Energy Efficiency Graph



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