



**3 Grove Park**  
**Southport, PR9 7DH, £950,000**  
**'Subject to Contract'**

Tucked away to the head of this highly sought-after, rare to market cul-de-sac! This unique, individually designed detached home occupies a secluded, rarely-available position in one of Southport's most desirable areas, Grove Park. Nestled amidst mature, landscaped gardens, the property boasts a flexible layout across two immaculate floors. Step into a spacious entrance hall leading to a cloakroom, cozy snug, and a show-stopping open-plan living space. The impressive breakfast kitchen, complete with modern integral appliances, flows seamlessly into a vaulted dining room, with 'Velux' windows flooding the space with natural light. Bifold doors open onto the garden, making indoor-outdoor living effortless. The ground floor hosts several bedrooms, including a master suite with a luxurious four-piece en-suite and a walk-in dressing room. There is also a modern utility currently in use as a beauty salon, perfect for someone looking to work from home. Upstairs, a bright gallery landing leads to two spacious double bedrooms, both with stylish en-suite shower rooms. The beautifully landscaped gardens are a standout feature, with a gravel driveway providing ample parking and leading to a detached double garage. The rear garden is a tranquil retreat, featuring charming seating areas and a fabulous outdoor kitchen-entertaining area, ideal for alfresco living. Adding to the charm, the garden features lovely water elements arranged throughout, offering peaceful spots to sit and enjoy a tranquil ambiance that enhances the outdoor experience. With Churchtown Village, Hesketh Park and Southport town centre nearby, this truly is a rare opportunity not to be missed!

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*Southport's Estate Agent*

### Open Canopy Entrance

Open canopy entrance with external power point and recessed spotlighting. Solid wooden inner door with opaque double-glazed insert leading to entrance hall with matching opaque double-glazed side screens, leading to...

### Reception Hall

Karndeal' flooring, turned solid wooden staircase leading to gallery landing, including handrails, spindles, and newel posts. Useful cupboard access to under stairs and recessed spotlighting. Doors lead to main accommodation, and separate door leads to...

### WC - 2.57m x 0.99m (8'5" x 3'3")

Upvc double-glazed window overlooks garden at the rear. Low-level WC, wash hand basin with mixer tap, and ceramic floor tiling.

### Snug/Home Office - 2.39m x 3.15m (7'10" x 10'4")

Upvc double-glazed window with attractive plantation-style shutters. 'Karndeal' flooring continues with partial wall panelling and floating shelving.

### Utility Room/Beauty Salon - 3.33m x 4.22m (10'11" x 13'10")

Upvc double-glazed window. Versatile room currently in use as a home beauty salon, with grey gloss base units including cupboards and drawers, wall cupboards (one housing Ariston combination-style boiler), base units concealing plumbing for washing machine and space for tumble dryer. Also an integral fridge, tiled flooring, and recessed spotlighting.

### Bedroom 1 - 4.24m x 4.37m (13'11" x 14'4" overall measurements)

Upvc double-glazed window with plantation-style shutters. Useful built-in cupboards, 'Karndeal' flooring, recessed spotlighting. Doors lead to en-suite and separate door to walk-in wardrobe.

### Walk-In Wardrobe - 2.57m x 3.28m (8'5" x 10'9" into recess)

Extensive fitted wardrobes with open-plan shelving, hanging space, 'Karndeal' flooring, recessed automatic spotlighting, opaque Upvc double-glazed window.

### En-Suite Bathroom/WC - 2.06m x 2.51m (6'9" x 8'3")

Opaque Upvc double-glazed window with plantation-style shutters. Modern four-piece white suite: low-level WC, wash hand basin with mixer tap, panel bath with tiled surround, central mixer tap, and entry-level shower enclosure with plumbed-in shower. Tiled walls and flooring, ladder-style chrome heated towel rail, inset vanity wall mirror to recess, and extractor.

### Bedroom 2 - 5.77m x 6.38m (18'11" reducing to 13'9" x 20'11" overall measurements)

Three Upvc double-glazed windows with plantation-style shutters.

### Magnificent Living/Breakfast Kitchen - 9.32m x 6.17m (30'7" x 20'3" reducing to 14'11")

A most impressive living/entertaining area including contemporary wood-burning stove with illuminated ceiling moulding and recessed spot lighting. Open-plan access leads to a modern fitted breakfast kitchen arranged with an extensive number of built-in shaker-style base units with cupboards and drawers, wall cupboards, glazed china cupboards with under-unit lighting, and central island unit with a mixture of Quartz working surfaces and butcher block tops. One and a half bowl sink unit with mixer tap and separate inset circular preparation sink with mixer tap. Upvc double-glazed windows, breakfast bar integral to kitchen, and bi-fold doors provide in-out living to garden. Further illuminated ceiling moulding creates ambience. Appliances include AGA double oven with six burner hob and extractor over, integral dishwasher, fridge and freezer, and wine cooler.

### Magnificent Dining/Living Room - 4.09m x 6.27m (13'5" x 20'7")

Extensive Upvc double glazed windows and further double glazed door leads to courtyard-style garden at the rear. Tiled flooring with vaulted roof pitch and four 'Velux' double glazed skylights maximising natural light to the entertaining area.

### First Floor Gallery Landing

Two 'Velux' double-glazed skylights to roof pitch maximize natural light. Extensive built-in wall cupboards with under-eaves storage access and hanging space. Doors lead to both bedroom suites.

### Bedroom 3 - 6.15m x 3.02m (20'2" x 9'11" excluding recess and excluding areas of reduced head height)

Four 'Velux' double-glazed skylights to roof pitch maximize natural light, with useful built-in integral blackout blinds, storage to under eaves, and further shelving to recess. Recessed spotlighting, and door leads to...

### En-Suite Bathroom/WC - 2.49m x 2.03m (8'2" x 6'8")

'Velux' double-glazed skylights to roof pitch, and three-piece modern white suite comprises low-level WC, pedestal wash hand basin with mixer tap, tiled splashback, vanity wall mirror, and separate panel bath with tiled surround, glazed shower screen, mixer tap, and plumbed-in shower. Ladder-style chrome heated towel rail to one wall, ceramic tiled flooring, recessed spotlighting, and extractor.

### Bedroom 4 - 4.47m x 3.02m (14'8" x 9'11" excluding entry recess and excluding areas of reduced head height)

Four 'Velux' double-glazed windows to roof pitch maximize natural light, fitted with integral blackout blinds. Recessed spotlighting, and door leads to...

### En-Suite Bathroom/WC - 2.57m x 2.03m (8'5" x 6'8")

Double-glazed 'Velux' skylight to roof pitch, with three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, vanity wall mirror, panel bath with tiled surround, mixer tap, and glazed shower screen. Plumbed-in shower, useful cupboards to eaves, wall-mounted ladder-style chrome heated towel rail, ceramic tiled flooring, recessed spotlighting, extractor.

### Outside

The property is situated in established and mature gardens, which are a standout feature. Loose gravel driveway to front provides off-road parking for numerous vehicles, with raised borders laid to lawn, dwarf hedging, and driveway access leading to detached garage via up-and-over door. The enclosed rear garden has been very well landscaped and is not directly overlooked, with a number of stone-paved seating areas, a variety of well-stocked plants, shrubs, and trees to borders, pergolas leading to further garden area tucked away to the rear of the garage and timber garden shed adjoining. The laid-to lawn continues via block-paved seating with rockery and a number of ambient water features, and further steps leading up to outside entertainment area via pergola, with plants, shrubs, and trees, partially enclosed with electric light and power supply, log burner to exposed brick chimney breast, ideal for entertaining, and including panelled walls and feature grapevine.

### Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band G. This information is provided for guidance only and should be verified by the purchaser.

### Tenure

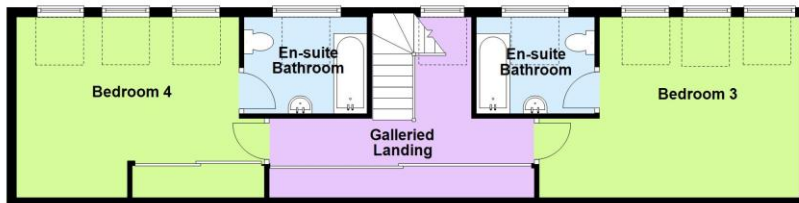
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	76
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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