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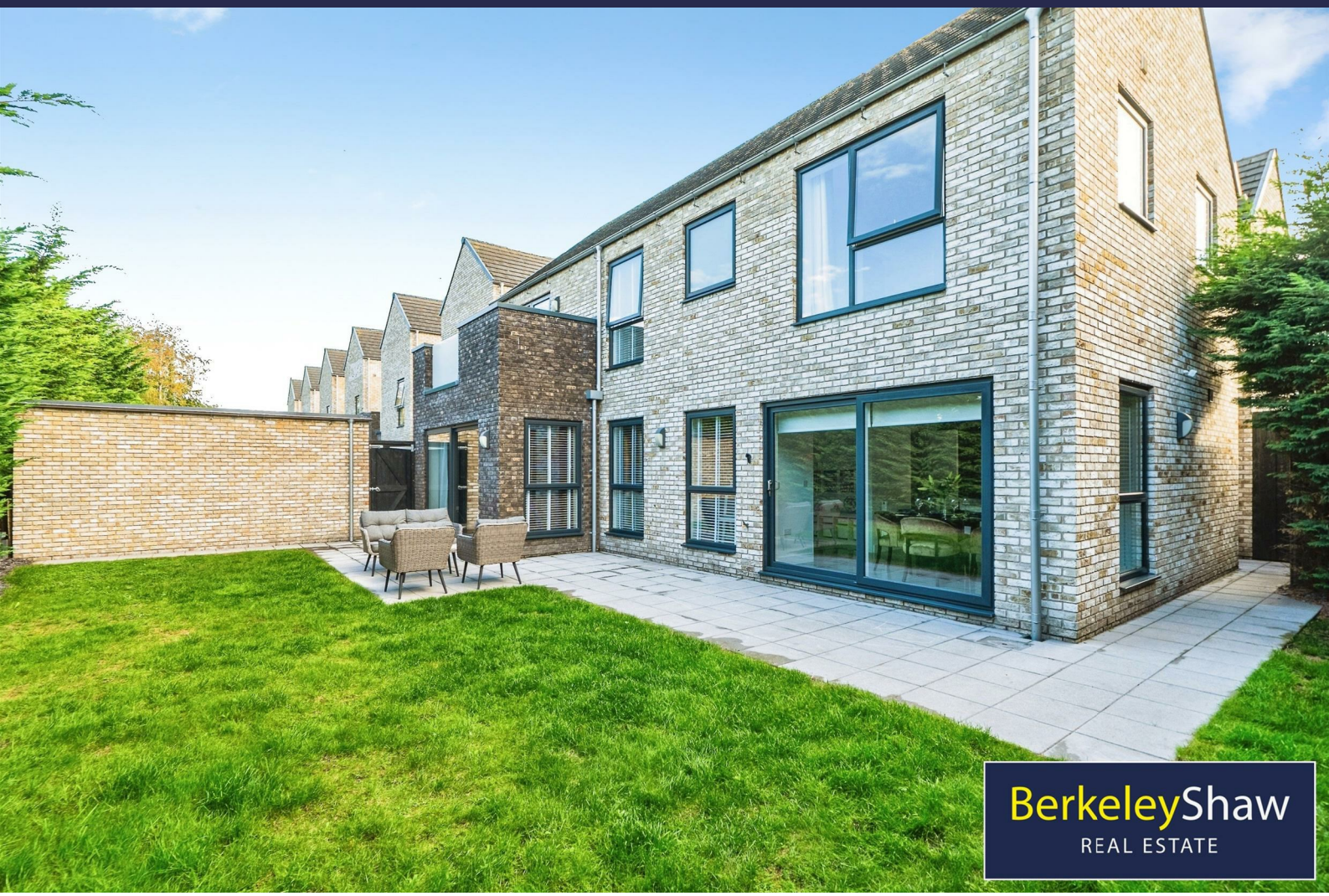


22 Marchmont Drive, Liverpool, L23 9AB

Asking Price £475,000

THE FLAGSHIP HOME ON AN AWARD-WINNING DEVELOPMENT – Built in 2019 and occupying the largest and most private plot on this exclusive Crosby development, Marchmont Drive is an exceptional FOUR DOUBLE BEDROOM detached family home with a wrap-around garden, private balcony, DETACHED GARAGE and EV charging.

One of only two homes built to this premier design, the property was originally selected and individually upgraded by the development's architect for their own occupation. Its generous proportions, ELEVATED SPECIFICATION and carefully chosen position distinguish it from the other homes on the development.

The ground floor has been designed around modern family life. At its heart is an impressive OPEN-PLAN kitchen and dining room, fitted with dual AEG ovens and an induction hob, with wide sliding doors opening directly onto the patio and garden.

A separate 2nd Reception Room features clever POCKET DOORS, allowing it to become part of the open-plan living space or remain closed for work, play or quiet evenings. Matching PORCELAIN TILING creates a natural flow between both areas. A substantial separate lounge is finished with premium KARNDEAN FLOORING and also enjoys sliding doors onto the private garden. Further practical features include a utility room with plumbing and concealed storage, a downstairs WC and bespoke pull-out storage beneath the stairs.

Upstairs, the principal suite provides a retreat, complete with a PRIVATE WALK-OUT BALCONY, dressing area, fitted wardrobes and an oversized en-suite shower room with floor-to-ceiling tiling, ROCA sanitaryware and a fitted vanity unit.

There are NO BOX ROOMS. All four bedrooms are genuine doubles, making an ideal long-term family home. The second bedroom includes fitted wardrobes, the third is a bright dual-aspect room, and the fourth is currently arranged as an executive home office and guest bedroom. A luxurious family bathroom is fully tiled and fitted with ROCA sanitaryware, a full-sized bath with shower and contemporary vanity unit. A separate linen cupboard provides valuable storage.

Outside, the WRAP-AROUND CORNER PLOT is significantly larger than a typical new-build garden. It includes a mature patio for outdoor dining and enclosed lawns offering excellent privacy with NO REAR OVERLOOKING. A private driveway provides PARKING for TWO CARS and includes an EV CHARGING POINT positioned to reach either space, along with weatherproof external power sockets. The DETACHED brick-built GARAGE benefits from power, lighting and a remote-controlled electric door.

Built in 2019, the property retains the balance of its NEW BUILD structural warranty until 2029, offering TURN-KEY peace of mind, thermal efficiency and lower running costs. The location is well place placed for Forefield Infant/Juniors, Chesterfield, Sacred Heart & Merchant Taylors schools.

Porch
7'2" x 4'11" (2.20 x 1.50)

Hall
20'8" x 7'2" (6.30 x 2.20)

Lounge
17'8" x 13'9" (5.40 x 4.20)

2nd Reception
12'1" x 11'5" (3.70 x 3.50)

Kitchen/Diner
18'8" x 11'1" (5.70 x 3.40)

Utility/Laundry

Bedroom 1 - Ensuite
18'8" x 10'2" (5.70 x 3.10)
DOUBLE

Balcony
13'9" x 5'2" (4.20 x 1.60)

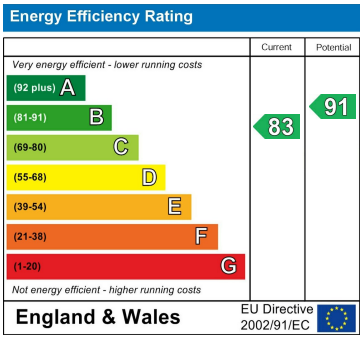
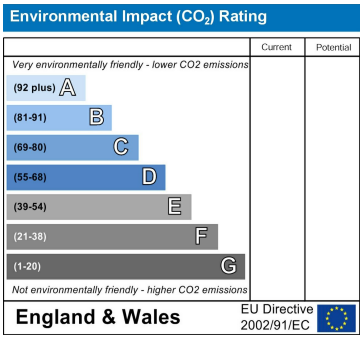
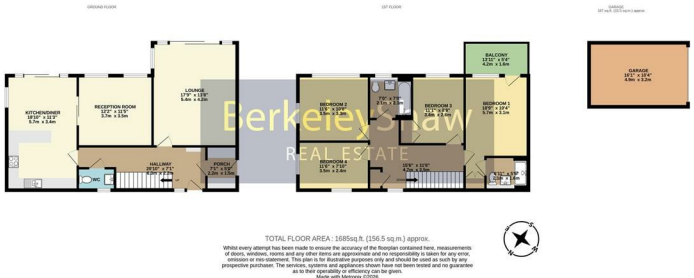
Ensuite Shower Room
6'10" x 5'2" (2.10 x 1.60)

Bedroom 2
11'5" x 10'9" (3.50 x 3.30)
DOUBLE

Bedroom 3
11'1" x 8'6" (3.40 x 2.60)
DOUBLE

Bedroom 4
11'5" x 7'10" (3.50 x 2.40)
DOUBLE

Family Bathroom
6'10" x 6'10" (2.10 x 2.10)

Garage
16'0" x 10'5" (4.90 x 3.20)

Downstairs WC