



23, Vivian Drive, Southport, PR8 4HB

Asking Price £495,000

*David
Davies* *Collection*



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- Tenure: Freehold| Council Tax Band: E| EPC: B
- Impressive Three-Storey Accommodation
- Bi-Fold Doors Opening Onto Garden
- Two First Floor Family Bathrooms
- Large Private Garden With Versatile Outbuilding
- Stunning Extended Five Bedroom Detached Home
- Exceptional Open Plan Kitchen Diner
- Multiple Vehicle Driveway Parking
- Exceptional Second Floor Bedroom Suite
- No Onward Chain

A stunning and substantial five-bedroom detached family home, thoughtfully extended and arranged over three floors, occupying a peaceful position on Vivian Drive. Offering generous proportions, contemporary living space and excellent versatility, this impressive property is ideal for modern family life.

The property is approached via a large driveway providing parking for multiple vehicles. Internally, the welcoming entrance hallway leads to a spacious front living room, utility room and WC.

The true centrepiece is the exceptional open-plan living, kitchen and dining space. Featuring a modern kitchen with central island, generous living and dining areas and bi-folding doors opening onto the rear garden, this is a fantastic space for both everyday family life and entertaining.

To the first floor are four bedrooms and two family bathrooms, accessed via a spacious landing. One bedroom benefits from a Juliet balcony overlooking the garden. There is also excellent potential, subject to the necessary permissions, to create a substantial master suite by reconfiguring the landing and adjoining bedroom and bathroom to provide a large bedroom, dressing room and en-suite.

The second floor provides the property's largest bedroom, an exceptional double with its own stylish modern bathroom, creating an impressive private suite.

Externally, the rear garden is a particular highlight, with a generous tiled seating area immediately outside the bi-folding doors, leading onto a large lawned garden. At the bottom is a substantial outbuilding, offering excellent potential as a home office, gym, studio, playroom or hobby space.

A superb extended family home combining impressive accommodation, modern open-plan living, generous outside space and excellent future potential, all offered with NO ONWARD CHAIN.

EPC: B







GROSS INTERNAL AREA
 FLOOR 1 93.7 m² FLOOR 2 83.6 m² FLOOR 3 52.8 m²
 EXCLUDED AREAS : PATIO 21.5 m² BALCONY 4.2 m²
 TOTAL : 230.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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David Davies

