



11 Bushbys Park, Formby, Liverpool, Merseyside. L37 2EE

£625,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to present to the market this stunning detached true bungalow which has undergone a full programme of transformation and offers spacious extended accommodation, with stylish interior design. Completed to an exacting standard throughout, this property would appeal to a wide variety of buyers. Features include an exceptional open plan kitchen which combines elegance with functionality leading seamlessly to the spacious family/dining room with bi-folding doors opening onto the southerly facing rear garden adding plenty of natural light, laundry room, further entertaining room, three double bedrooms including a primary suite with magnificent vaulted ceiling, dressing room and luxury en-suite shower room and additional family bathroom. The bungalow is situated in a highly sought after location which is convenient for all local amenities including, schools, shops, transport links and The National Trust Pinewoods Nature Reserve and Beach. NO ONWARD CHAIN

FEATURES

- A STUNNING DETACHED BUNGALOW
- EXTENDED & STYLISHLY REDESIGNED ACCOMMODATION
- ROOF REPLACED 2023
- NEW GAS HEATING SYSTEM INSTALLED 2023
- SUPERB KITCHEN WITH BUILT IN APPLIANCES OPEN TO FAMILY/DINING ROOM
- FRONT ENTERTAINING ROOM
- IMPRESSIVE PRIMARY SUITE WITH DRESSING ROOM & LUXURY EN-SUITE
- TWO FURTHER DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM
- GARAGE & CARRIAGE STYLE DRIVEWAY
- LANDSCAPED GARDENS
- SUNNY SOUTHERLY REAR ASPECT



ROOM DESCRIPTIONS

Spacious Hall

11' 0" extending to 16'7" x 23' 9" (3.35m x 7.24m)
Composite glazed Rock door with full length U.P.V.C. framed double glazed side panels with obscure glass; two U.P.V.C. framed double glazed windows; porcelain tiled floor; cloaks cupboard.

Front Lounge

15' 9" x 13' 5" (4.80m x 4.09m) U.P.V.C. framed double glazed window to front; remotely accessed pebble effect electric fire; media wall; two wall light points.

Stunning Kitchen open to Family/Dining Room

22' 1" x 21' 8" (6.73m x 6.60m) Range of graphite base, wall and drawer units; quartz working surfaces incorporating five burner gas hob with extractor canopy over; electric oven and integrated microwave in housing unit; integrated refrigerator/freezer; pan drawers; centre island with quartz working surface incorporating a one and a half bowl graphite inset sink with mixer tap; integrated dishwasher and wine refrigerator; breakfast bar with feature centrepiece light; kickboard lighting; porcelain tiled floor; open to family/dining room with lantern roof and bi-folding doors to rear garden.

Laundry Room

5' 3" x 7' 6" (1.60m x 2.29m) U.P.V.C. framed double glazed window to sides; cupboard housing integrated washing machine and tumble dryer; broom cupboard; quartz worktop incorporating a graphite inset sink with mixer tap; porcelain tiled floor; door to garage.

Impressive Bedroom No. 1

17' 0" x 11' 9" (5.18m x 3.58m) U.P.V.C. framed double glazed, double opening French doors to rear garden; vaulted ceiling with feature light.

Dressing Room

8' 4" x 5' 3" (2.54m x 1.60m) Open robes with hanging rails and shelving and drawers.

Luxury En-Suite Shower Room

8' 5" x 6' 0" (2.57m x 1.83m) Suite comprising large walk-in shower with mains fitment, fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with mixer tap and drawers below; low level W.C. with concealed cistern; extractor; ladder style radiator; tiled walls; tiled floor; U.P.V.C. framed double glazed window to rear with obscure glass.



ROOM DESCRIPTIONS

Bedroom No. 2

13' 7" x 9' 6" (4.14m x 2.90m) U.P.V.C. framed double glazed window to front; built in wardrobes to one wall with sliding doors, hanging rails and shelving.

Bedroom No. 3

10' 9" x 11' 9" (3.28m x 3.58m) U.P.V.C. framed double glazed window to side; fitted wardrobe.

Family Bathroom

9' 6" x 5' 6" (2.90m x 1.68m) Suite comprising tiled sided bath with mains shower over with fixed head and hand held shower attachment; wall hung wash hand basin in vanity unit with mixer tap and drawers below; low level W.C. with concealed cistern; ladder style radiator; tiled walls incorporating two fitted mirrors; tiled floor; extractor.

Outside

Single Attached Garage

9' 0" x 15' 5" (2.74m x 4.70m) Metal up and over door; wall mounted Baxi gas heating boiler installed 2023.

Front Garden

Paved in and out driveway providing ample off road parking, exterior lighting; timber gates to both sides providing side access to rear garden.

Southerly Facing Rear Garden

Laid to lawn with porcelain paved patio; exterior lighting.

PLEASE NOTE

**Colette Gunter advise that all interested parties should satisfy themselves as to the accuracy of the description, measurements and floorplan provided, either by inspection or otherwise. All measurements, distances and areas are approximate only. All fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order **

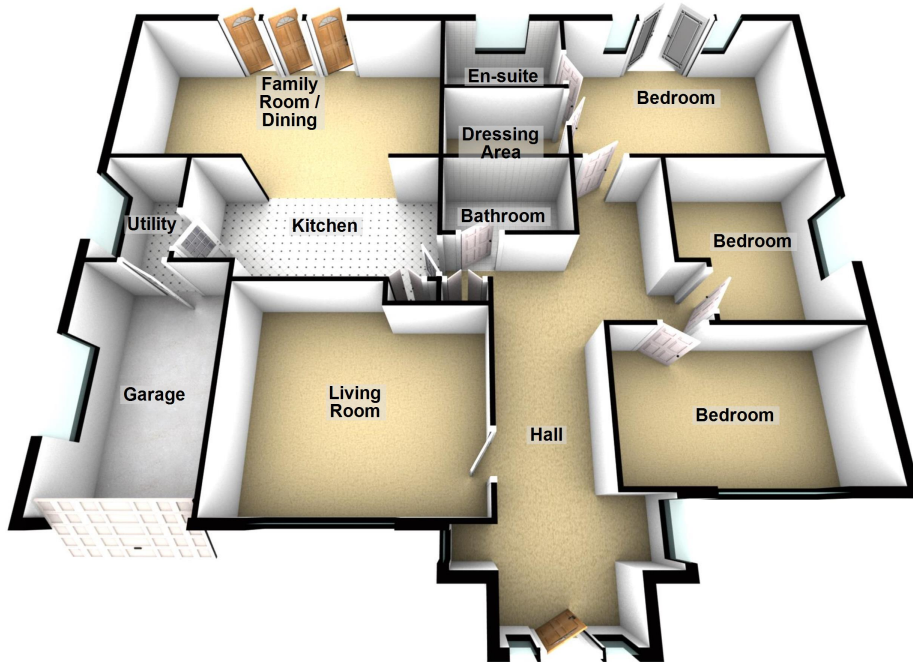






FLOORPLAN & EPC

Ground Floor



Sizes are approximate
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

