



**73b Kirklake Road, Formby, Liverpool, Merseyside. L37 2DA**

**£1,900,000 Freehold**

**FOR SALE**

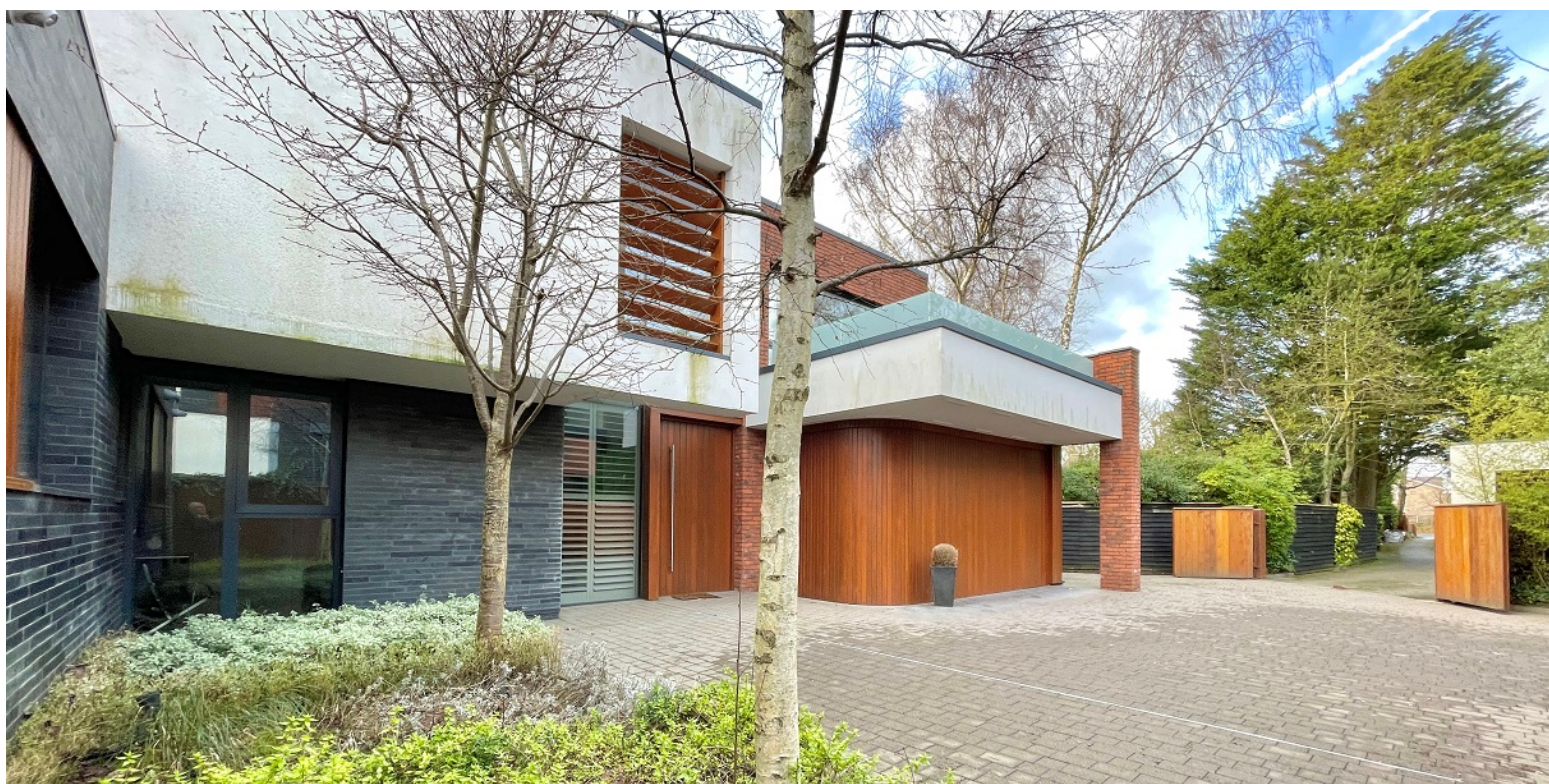


## PROPERTY DESCRIPTION

Colette Gunter Estate Agents are delighted to bring to the market this architect designed detached residence which is an exclusive development of two dwellings set well back from the road and accessed via electronically controlled gates down a long tree lined driveway. This stunning air-conditioned property boasts superb open plan living to include a galleried double height entrance hall, superb kitchen/dining/family room open to a media room, five double bedrooms, three luxury ensuites and family bathroom plus a pool complex. Designed to provide light, airy and contemporary spaces with high ceilings and large expanses of glass overlooking the private gardens and courtyard, offering both a practical and exceptional modern life style. The property is situated in a most popular location in Formby, convenient for Formby village with it array of shops and restaurants, local schools, transport links and the pinewoods nature reserve and beach.

## FEATURES

- ARCHITECT DESIGNED DETACHED HOUSE
- MAGNIFICENT OPEN PLAN DINING KITCHEN/FAMILY ROOM
- FIVE DOUBLE BEDROOMS
- PRIMARY BEDROOM WITH LUXURY ENSUITE & DRESSING ROOM
- TWO FURTHER LUXURY ENSUITES & FAMILY BATHROOM
- POOL COMPLEX WITH STEAM/SAUNA & SHOWER ROOM
- SECURE GATES WITH ENTRY SYSTEM
- INTEGRAL DOUBLE GARAGE WITH AMPLE PARKING
- SOUTH FACING ENCLOSED REAR GARDEN
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Entrance Hall

Staircase to first floor with glass balustrade; 'Porcelain' tiled flooring; built in cloaks/storage cupboard; door to inner hall accessing the double garage and boiler room.

### Cloakroom/WC

Suite comprising a wall hung wc; contemporary wash hand basin; 'Porcelain' tiled flooring; feature curved brick wall.

### Indoor Swimming Pool

30' 00" x 19' 08" (9.14m x 5.99m) Pool complex with steam, sauna and shower room.

### Entertaining Room

16' 01" x 11' 10" (4.90m x 3.61m) Full length window; 'Porcelain' tiled flooring; lutron scenic lighting; electronic black out blind.

### Magnificent Kitchen open to Family/Dining Area

40' 01" x 17' 00" (12.22m x 5.18m) Excellent range of high gloss base, wall and pan drawer units; 'Neff' twin oven, combination microwave and Coffee machine; integrated dishwasher, wine cooler and refrigerator; one and a half bowl sink unit and single sink unit; island with a 'Whirlpool' four burner induction hob with extractor canopy above; full length picture windows and door overlooking the courtyard and gardens with electric blinds; open to,,,,,

### Family/Media Room

17' 06" x 15' 03" (5.33m x 4.65m) Feature room dividing fireplace; built in media unit; 'Porcelain' tiled flooring; full length window and door accessing the rear courtyard and gardens.

### Laundry Room

High gloss base and drawer units; single sink unit with mixer tap; space for an American style refrigerator/freezer; 'Porcelain' tiled flooring; door accessing the rear garden.

## FIRST FLOOR

### Landing

Glass balustrade; 'Porcelain' tiled flooring; built in storage cupboard.

### Primary Bedroom

20' 02" x 14' 04" (6.15m x 4.37m) Windows to rear and side.

### Luxury Ensuite Bath/Shower Room

Suite comprising a freestanding oval bath with hand held attachment; walk in shower compartment with a rainfall showerhead and hand held attachment; wall hung wc; contemporary wash hand basin in a vanity unit; with a mirror above; tiled walls and flooring; ladder style heated towel rail.

### Dressing Room

15' 09" x 11' 00" (4.80m x 3.35m) Built in units.

### Bedroom No. 2

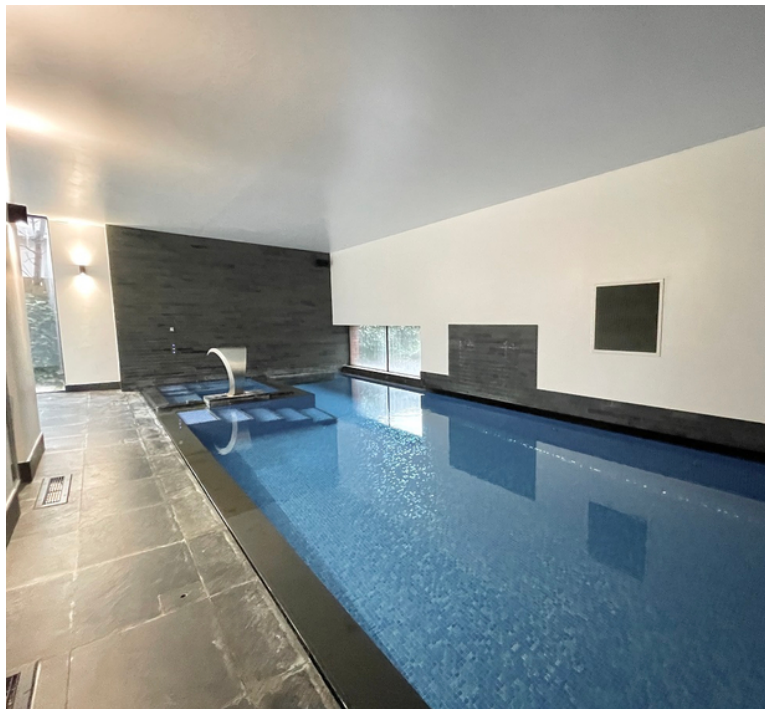
16' 11" (into recess) x 15' 02" (5.16m x 4.62m) Built in high gloss wardrobes; window overlooking a sedum flower roof.

### Luxury Ensuite Shower Room

Suite comprising a walk in shower with a rainfall showerhead and hand held attachment; wash hand basin in a vanity unit; wall hung wc; heated towel rail; tiled flooring.

### Bedroom No. 3

16' 06" x 14' 07" (5.03m x 4.45m) Built in wardrobes.



## ROOM DESCRIPTIONS

### Ensuite Bathroom/Shower Room

Suite comprising a wash hand basin in a vanity unit; low level wc; ladder style heated towel rail; tiled sided bath with a hand held shower attachment.

### Bedroom No. 4

12' 05" x 10' 08" (3.78m x 3.25m) (maximum dimensions)  
Windows to rear; built in wardrobes.

### Bedroom No, 5

12' 09" x 9' 05" (3.89m x 2.87m) Window to rear.

### Luxury Family Bath/Shower Room

Suite comprising a Low level wc; wash hand basin in a vanity unit; walk in shower with a rainfall shower head and hand held shower attachment; bath with hand held shower attachment; ladder style heated towel rail.

## OUTSIDE

### Double Garage

Electronically controlled door; power and light; door to inner hall.

### Gardens

Enclosed south facing gardens and rear courtyard.

## PLEASE NOTE

Property Disclaimer

\*\*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 \*\*







# EPC

