



**44 Bushbys Lane, Formby, Liverpool, Merseyside. L37 2DZ**

**£800,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Exceptional Extended & Modernised Four-Bedroom Detached Home with Gated Access....An outstanding opportunity to acquire this beautifully extended and comprehensively modernised detached residence, offering spacious and versatile accommodation.

This superb home has been finished to an exceptional standard throughout combining contemporary design with luxurious finishes. The heart of the property is the expansive bespoke in-frame kitchen/dining/family room complete with vaulted ceiling and bi-folding doors opening on to the rear garden, perfect for indoor and outdoor entertaining.

The property offers FOUR well proportioned bedrooms, including two to the ground floor, both with luxury en-suite facilities ideal for guests or flexible family living. The stylish lounge features a bespoke walnut staircase leading to the first floor where you will find two further bedrooms including the primary bedroom with double opening doors to a Juliet balcony and a luxurious family bathroom/shower room.

Additional features include Crittall Heritage-style aluminium windows to the front elevation, remotely operated blinds, underfloor heating, oak interior doors, CCTV security system and electric gated access for added peace of mind.

Located in a highly desirable location and finished to the highest of standards, this home must be seen to be truly appreciated.

## FEATURES

- STUNNING DETACHED GATED PROPERTY
- SPACIOUS ENTERTAINING ROOM WITH DINING AREA
- BESPOKE HAND PAINTED IN-FRAME KITCHEN/FAMILY ROOM/DINING
- TWO DOUBLE BEDROOMS TO GROUND FLOOR WITH EN-SUITE SHOWER ROOMS
- TWO BEDROOMS TO FIRST FLOOR AND LUXURY FAMILY BATHROOM/SHOWER ROOM
- FEATURE CRITTALL HERITAGE STYLE ALUMINIUM FRAMED WINDOWS AND DOORS TO FRONT
- GAS HEATING SYTEM AND UNDERFLOOR HEATING
- ATTRACTIVE GARDENS AND AMPLE OFF ROAD PARKING





## ROOM DESCRIPTIONS

### Spacious Entrance Hall

12' 03" x 5' 07" (3.73m x 1.70m) Crittall Heritage style aluminium framed double glazed, double opening doors with matching side panels; vaulted wood panelled ceiling; feature stone effect wall; Italian porcelain wood effect herringbone style tiled floor.

### Cloakroom/W.C

Traditional suite comprising low level W.C. with high level cistern; pedestal wash hand basin; tiled walls; tiled floor; U.P.V.C. framed double glazed window to side with obscure glass.

### Stunning Kitchen/Family/Dining Room

23' 09" x 28' 06" (7.24m x 8.69m) Bespoke hand painted inframe units to include base, wall and drawer units fitted with Buster + Punch handles; Quartzite counter tops incorporating a double fluted Belfast style sink with mixer tap; space for range style cooker; integrated dishwasher; space for American style refrigerator/freezer; illuminated display cabinets; under unit lighting; large centre island with Quartzite counter top with drawers and cupboards below; breakfast bar and pendent lighting above; vaulted wood panelled ceiling with fan light; Italian porcelain wood effect herringbone style floor; double glazed bi-folding doors to rear garden fitted with remote controlled blinds; U.P.V.C. framed double glazed window to side.

### Front Entertaining Room

28' 02" x 19' 01" (8.59m x 5.82m) Crittall Heritage style aluminium double glazed windows fitted with remote control blinds; feature fireplace fitted with remotely accessed dancing flame electric fire; space for 55 inch TV; Italian porcelain wood effect herringbone style tiled floor; feature walnut staircase with glass balustrade and walnut hand rail to first floor.

### Ground Floor Bedroom

13' 10" x 9' 07" (4.22m x 2.92m) U.P.V.C. framed double glazed window to side with obscure glass; and fitted with remote control blind; porcelain tiled floor.

### En-Suite Shower Room

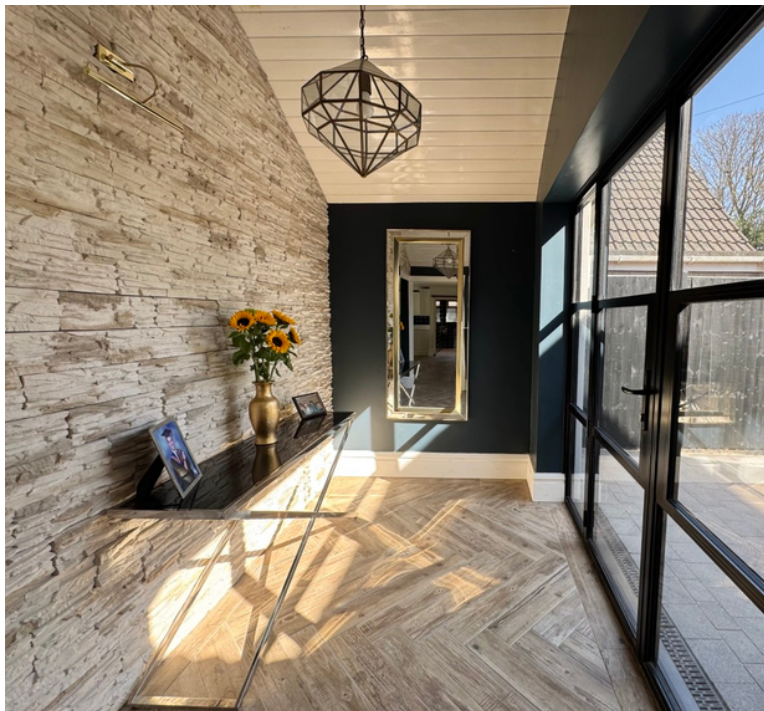
5' 06" x 8' 06" (1.68m x 2.59m) Suite comprising a large walk-in tiled shower compartment with mains fitment and fixed head shower; inset wash hand basin in vanity unit with mixer tap and cupboards below; low level W.C.; tiled walls; porcelain tiled floor; U.P.V.C. framed double glazed window to side with obscure glass; extractor fan.

### Inner Hall

Italian porcelain wood effect herringbone style tiled floor.

### Laundry Room

8' 08" x 5' 03" (2.64m x 1.60m) Base and wall cupboard; inset stainless steel sink; plumbing for automatic washing machine; space for tumble dryer; Baxi 40kw wall mounted gas heating boiler; porcelain tiled floor.



## ROOM DESCRIPTIONS

### Ground Floor Bedroom

12' 03" x 10' 07" (3.73m x 3.23m) Double glazed aluminium bi-folding doors fitted with remote control blinds; vaulted wood panelled ceiling fitted with fan light; porcelain tiled floor.

### En-Suite Shower Room

7' 09" x 6' 0" (2.36m x 1.83m) Suite comprising a walk-in shower with mains fitment and fixed head shower; inset wash hand basin in vanity unit with mixer tap and cupboards below; low level W.C.; tiled walls; porcelain tiled floor; extractor fan.

### First Floor

#### Landing

Large U.P.V.C. framed double glazed remotely accessed double glazed Velux window.

#### Primary Bedroom

28' 02" x 19' 01" (8.59m x 5.82m) Crittall Heritage style aluminium framed, double glazed, double opening French doors fitted with remote control blind and opening to Juliet balcony ; U.P.V.C. framed double glazed window to side; bespoke built in wardrobes to one wall fitted with 'Buster + Punch' closet handles; vaulted ceiling.

#### Bedroom No. 2

10' 04" x 15' 01" (3.15m x 4.60m) U.P.V.C. framed double glazed window to rear; bespoke built in wardrobes to one wall fitted with 'Buster + Punch' closet handles.

### Luxury Bathroom/Shower Room

8' 05" x 6' 07" (2.57m x 2.01m) Suite comprising matt black claw foot bath with freestanding mixer tap and hand held shower attachment; tiled shower compartment with mains fitment and fixed head shower; wall hung vanity with wash basin and floating mixer tap; low level W.C.; tiled walls; tiled floor; vaulted ceiling; U.P.V.C. framed double glazed window to side with obscure glass.

### Outside

#### Front Garden

Accessed via electrically controlled wrought iron gate leading to extensive granite block paved driveway providing off road parking for several vehicles.

#### Rear Garden

Laid to lawn with porcelain paved patio area.

### Council Tax Band - E

### EPC Rating -

### 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 \*\*





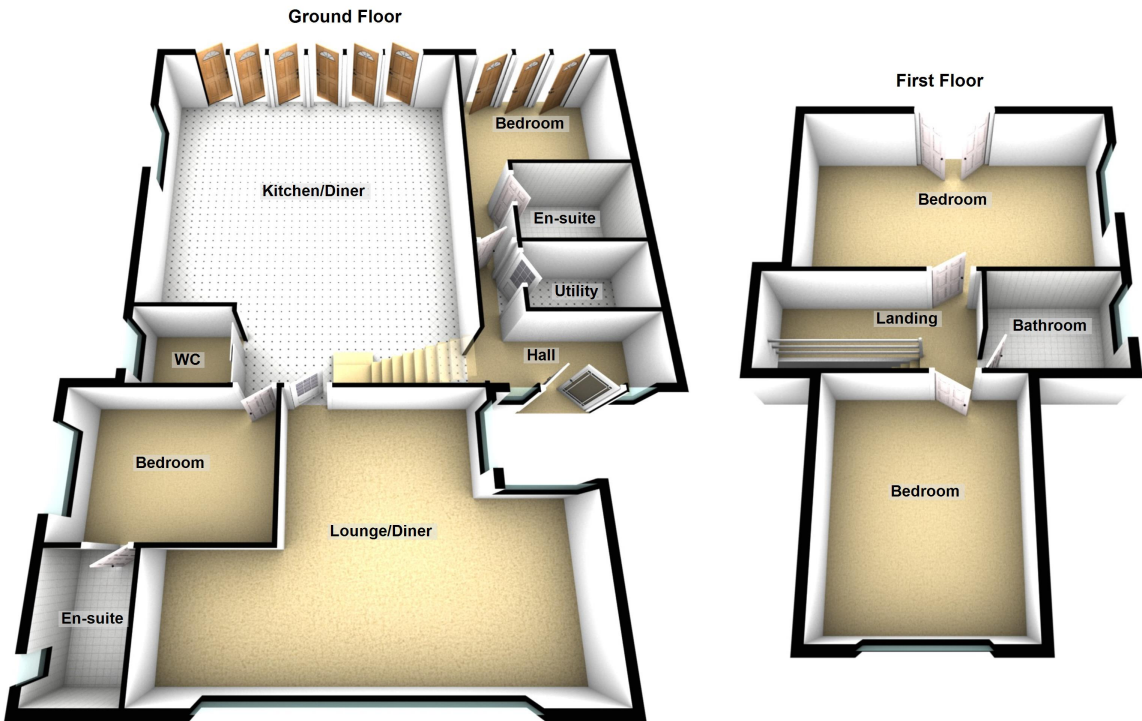








FLOORPLAN & EPC



Sizes are approximate  
Plan produced using PlanUp.  
**44 Bushbys Lane, Formby**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(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		
England, Scotland & Wales		EU Directive 2002/91/EC