



Woodlands Park, Sandfield Park, West Derby, £560,000

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Key features include

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Freehold
- ✓ Premier Location
- ✓ Private Cul-de-Sac

Arriving at the property via a beautifully crafted block-paved driveway, you enter your new home through an elegant porch with stained glass upper panels to the entrance window and doors. The porch gives way to the central hallway from where all ground floor accommodation is accessed. The generous lounge runs the full depth of the property and opens to a large family dining room at the rear. Both the lounge and dining room have double french doors which lead into the rear garden. The kitchen, which is equipped with NEFF integrated appliances and beautiful granite worktops, can be accessed from the hall or dining room. A utility room leads off the kitchen and has built in storage cupboards which house the combi-boiler, washing machine and dryer. Doors also lead to the double integrated garage and the rear garden. A two piece contemporary cloak room and study complete the ground floor accommodation. Upstairs there is a master bedroom with fabulous views over the rear garden and a modern three piece shower room off. There are two other large double bedrooms and a single bedroom, all complimented with a range of fitted furniture. There is also a modern three piece family bathroom suite with a shower over the bath and a handy built in laundry cupboard. Externally the property benefits from extensive well maintained gardens stocked with mature trees, plants and bushes. There is a beautiful rear patio area which is finished in "Indian stone." The property also benefits from double glazing, a gas central heating system and home security system. Available to purchase with no chain.

Entrance Porch

Wooden entrance door with stained glass upper panel and matching wood/glazed panel to both sides of door. Polished wood floor. Textured ceiling. Double glazed doors leading to entrance hall.

Entrance Hall

Polished wood floor. Textured ceiling. Mirrored tiled walls with feature wood panelling over. Coving.

Cloakroom WC

Solid wood door. Wood casement double glazed window to front aspect. Marble tiled floor and walls. Plastic clad ceiling. Two piece 'Villeroy & Boch' suite in white with 'Grohe' furniture, comprising: concealed flush W/C and hand bowl. Chrome effect heated towel rail.

Study 9'7" x 7'10" (2.92m x 2.38m)

Solid wood door. Wood casement double glazed window to front aspect. Fitted furniture in wood effect. Radiator.



Kitchen / Diner 12'10" x 11'9" (3.91m x 3.58m)

Underfloor heating. Solid wood door. Wood casement double glazed window to rear aspect. Porcelain tiled floor. Porcelain mosaic tiled splash backs. Range of units in wood effect with Neff integrated double oven and hob with extractor fan over. Neff integrated dishwasher. Granite worktops with stainless steel sink with mixer tap over. Recessed spotlights with glass pendant shade over dining area. Arch through to Utility Room.

Utility Room 12'9" x 6'9" (3.88m x 2.05m)

Wood casement double glazed window to rear aspect. Porcelain tiled floor. Wood panelled ceiling with recessed spotlights. Dado rail. Two built in storage cupboards; one housing a Band A conventional condensing boiler and one housing washing machine and dryer. Door leading to double garage. Wooden door with double glazed obscured glass upper panel leading to rear garden. Radiator.

Reception 22'11" x 13'0" (6.98m x 3.96m)

Solid wood door. Wood casement double glazed French door to rear with full height window either side. Wood casement double glazed window to front aspect. Textured ceiling. Coving. Living flame effect gas fire in marble and granite surround. Low level fitted furniture in wood. Recessed spotlights to ceiling. Two radiators. Arch leading to dining room.



Dining Room 11'11" x 11'9" (3.63m x 3.58m)

Wood casing French doors to rear with full height window either side. Polished wooden floor. Textured ceiling. Radiator. Access to kitchen via internal solid wood door.

Stairs and Landing

Wood casement double glazed obscured window at half landing. Roof access.

Master Bedroom 15'9" (front of wardrobes) x 12'0" (4.80m x 3.65m)

Solid wood door. Two wood casement double glazed windows to rear aspect. Range of fitted furniture in wood effect, incorporating down lighters and dressing table.

En Suite Shower Room

Underfloor heating. Solid wood door. Wood casement double glazed window to side aspect (obscured glass). Porcelain tiled floor and wall tiles. Plastic clad ceiling. Three piece suite in white with 'Grohe' furniture, comprising: concealed cistern W/C, wash basin in vanity unit and 'Crosswater' walk-in shower enclosure. Aluminium heated towel rail.

Bedroom Two 13'2" x 11'9" (max) (4.01m x 3.58m)

Solid wood door. Wood casement double glazed window to rear aspect. Fitted double wardrobe with sliding mirrored fronts. Radiator.

Bedroom Three 13'2" (max) x 9'5" (max - to front of wardrobes) (4.01m x 2.87m)

Solid wood door. Wood casement double glazed window to front aspect. Fitted furniture, comprising: three double wardrobes, one half wardrobe, two base cupboards, three chest of drawers, two drawer chest and a bedside table. Radiator.

Bedroom Four 11'1" (max) x 7'4" (max) (3.37m x 2.23m)

Solid wood door. Wood casement double glazed window to front aspect. Fitted furniture, comprising: four wardrobes, four over head cupboards, dresser with drawers and two double drawer bedside cabinets with corner shelves over. Radiator.

Bathroom

Underfloor heating. Solid wood door. Wood casement double glazed window to side aspect. Ceramic tiled floor and walls. Three piece 'Roca' suite in white with 'Grohe' furniture, comprising: concealed cistern W/C, hand basin in vanity units, bath with 'Matki' shower over. Bathroom furniture with granite tops, comprising: one double cupboard, two single cupboards and a three drawer set. Built in storage cupboard. Recessed spotlights. Chrome effect heated towel rail.



Garage

Double integrated garage with up and over electric door.

Parking

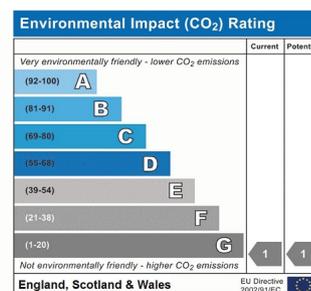
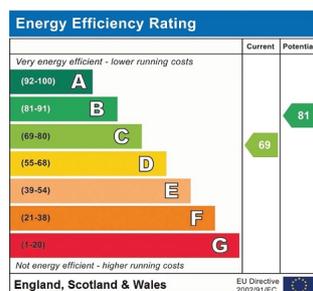
Block paved to front aspect for four cars.

Front Garden

Laid to lawn with mature trees, bushes and shrubs.

Rear Garden

Large rear garden laid to lawn with mature borders with a good variety of trees and shrubs. 'Indian' stone patio and seating areas across rear of property. Fence raised to rear of garden for privacy.



Disclosure

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