



Pete Best Drive, West Derby, L12 1NN

- Stunning Executive Five Bedroom Detached Property
- Generously Proportioned & Beautifully Presented
- Modern Open Plan Kitchen, Dining and Living Area
- Ensuites to Two Masters & Family Bathroom Suite
- Peaceful Cul-De-Sac Location in Gated Development
- Entrance Hall, Three Reception Rooms, WC & Utility
- Five Double Bedrooms and Separate Study Room
- Landscaped Rear Garden, Driveway & Double Garage



£695,000































Description

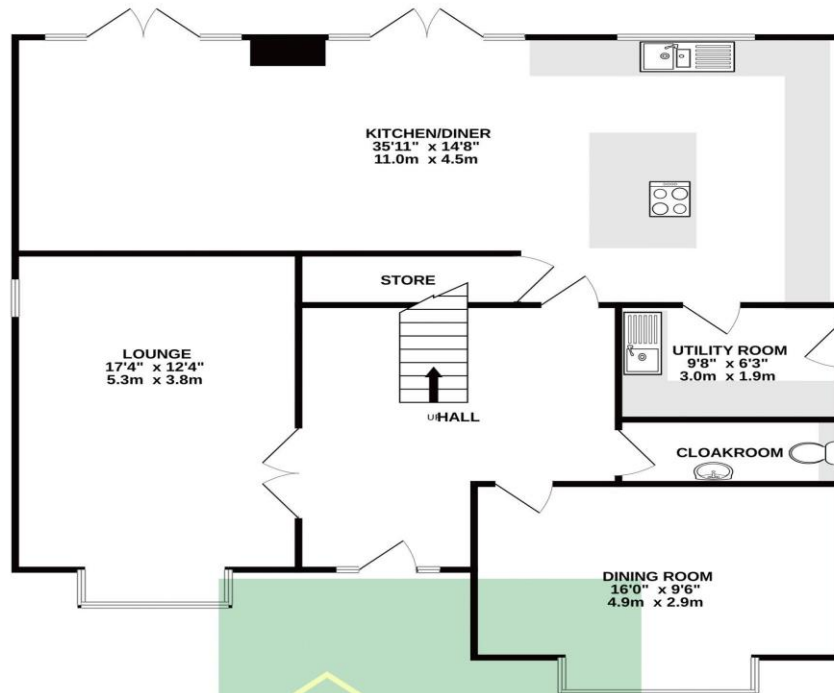
Enjoying a prime position on the Bellefield development, which borders Sandfield Park in West Derby, L12, is this stunning executive five bedroom detached family home, welcomed to the sales market courtesy of appointed agents, Move Residential. Located on a vast plot at the end of a peaceful cul-de-sac on Pete Best Drive, accessed via a secure electric gate, the property offers exceptionally generous and beautifully presented living proportions throughout, certain to provide an exceptional future family home for a lucky buyer. You are greeted into the property by a grand entrance hall which makes a fabulous first impression, setting a precedence for the rest of the home, leading into the first of three spacious and well-presented reception rooms. The family lounge is bright and welcoming, boasting a tasteful neutral décor, which is followed by an elegant dining room, presenting the perfect space for more formal mealtimes and entertaining guests. The ground floor centres around a modern open plan kitchen dining and living area, which is certain to impress, offering the ultimate space for sociable family living. The kitchen is complete with a huge array of sleek fitted base and wall units, complementary worktops, and integrated appliances, along with a fabulous centre island. With such ample room on offer here, this can be tailored to suit the varied requirements of future occupants, with space for a substantial dining table and additional seating ideally positioned in front of the two sets of french doors, which provide views and access out to the rear garden and flood the space with natural light. Completing the ground floor is a convenient downstairs WC and separate utility room. The property continues to amaze as you ascend to the first floor, welcomed by an impactful gallery landing, where you will find five generously sized and impeccably presented double bedrooms, with the two masters benefitting from the added luxury of access to private ensuite facilities, along with a spacious single bedroom/study. Concluding the interior of the property is a luxurious tiled three-piece family bathroom suite. Externally, to the rear, there is a vast landscaped garden with an expansive neatly maintained lawn alongside a delightful patio area, ideal for alfresco dining and entertaining during the summer months. To the front, the property further benefits from a substantial smartly paved driveway providing ample off-road parking, as well as a detached double garage accommodating plenty of additional storage space.

Location

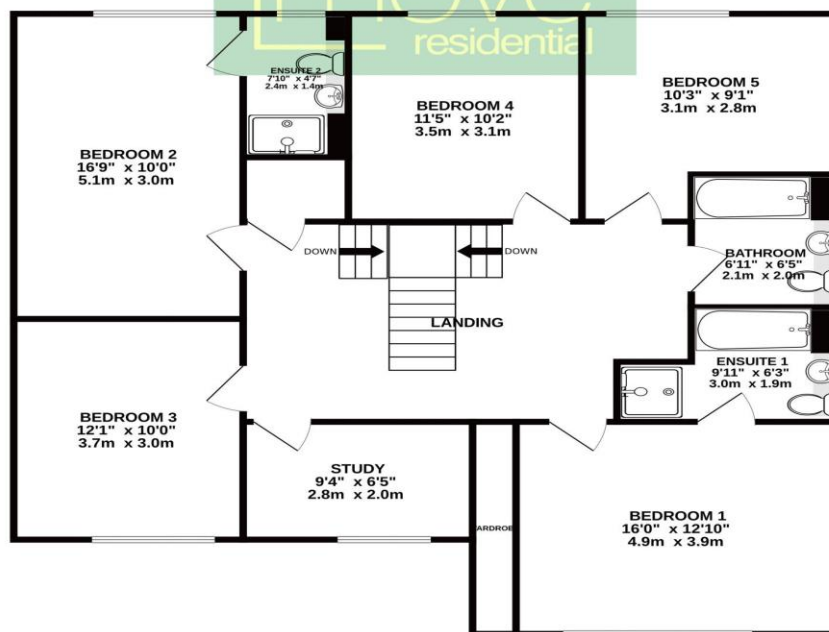
West Derby Village is a historically significant area of the City, which today retains many well preserved elements of its past, giving it a unique appearance and village character. Apart from the cottages of the Village itself, housing in the immediate area is mainly traditional semi and detached, with more modern housing in nearby Croxteth and Croxteth Park, appealing to young professionals, families and older buyers. Central to the attraction of the area is Grade II listed Croxteth Country Park, covering a massive 500 acres and containing its own historic hall, farm and adventure playground. West Derby itself has a good number of local shops, as well as several bars and eateries. A Library is located on West Derby Road and the Lifestyles Centre at Honeys Green Lane, Sefton Rugby Union Football Club, West Derby Bowling Club and West Derby Golf Club all offer great opportunities for sports activities. Local schools are well renowned and include West Derby School, St Edwards College and Cardinal Heenan Catholic High School. Close proximity to Queens Drive puts both the M62 and M57 in easy reach for travel out of the City.

Floor Plan

GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
1111 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 2262 sq.ft. (210.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.