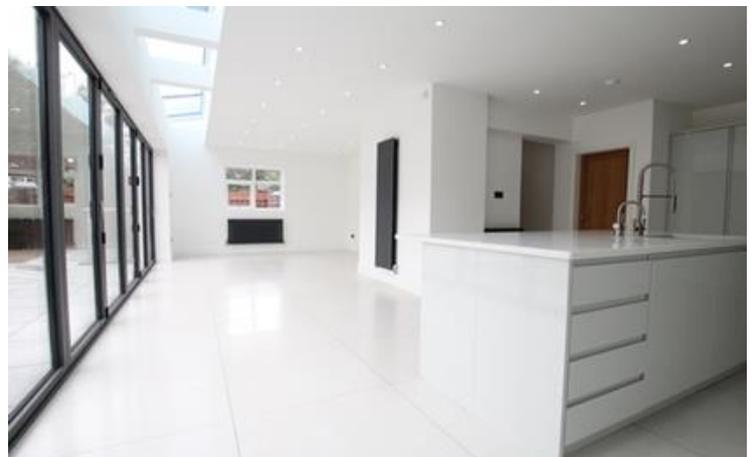




## Druidsville Road, Calderstones, Liverpool, L18 3EW

- Executive Five Bedroom Detached Family Home
- Impressive Open Plan Kitchen & Diner
- En Suite to Master / Luxurious Five Piece Bathroom
- In & Out Driveway with Secure Electric Gates
- Two Inviting Reception Rooms
- Impeccably Presented Sleeping Accommodation
- Neatly Manicured Rear Garden with Patio Area
- Recently Refurbished to an Excellent Standard



Offers in Excess of £700,000

















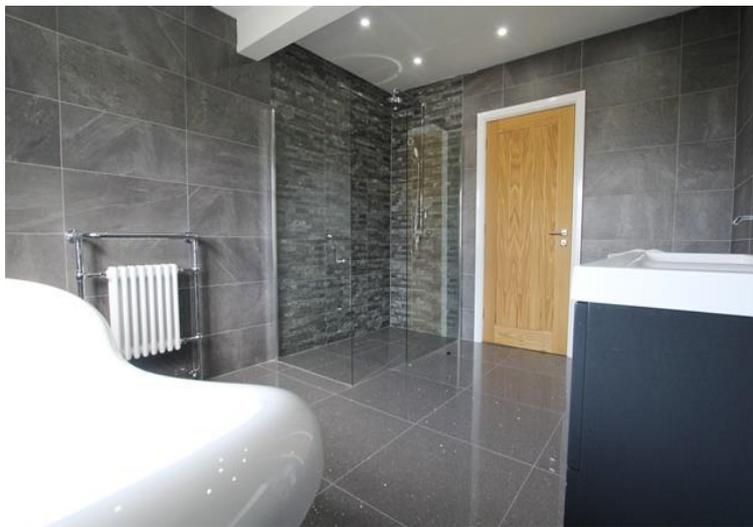




















## **Description**

Standing proudly on Druidsville Road in the highly desirable suburb of Calderstones, L18, is this executive five bedroom detached family residence, arriving proudly at the sales market courtesy of appointed agents, Move Residential. Recently undergoing an extensive renovation throughout, this property now enjoys a thoughtful, ergonomic design whilst showcasing show stopping contemporary features and excellent specification finishes throughout. Upon entering the home, you are welcomed by an entrance hallway which showcases stunning Parquet flooring which guides you into two inviting reception rooms, comprised of; a bay fronted family lounge with plush carpeting and a formal dining room with Parquet flooring and a cast iron fuel burner stove. At the heart of the home, there is a truly enviable open plan kitchen and dining space. Featuring a contemporary design with tiled flooring, this substantial room offers a clearly designed dining area which flows seamlessly into the modern fitted kitchen, creating the ultimate setting for sociable living and family mealtimes. Impressive skylights flood the room in natural light, whilst bi-folding doors to a paved patio extends the dining area outside during the summer months. Undoubtedly, the highlight of this luxury space is the bespoke fitted kitchen which is complete with wall and base units with complimenting Corian worktops, a range of high specification integrated appliances and plentiful work surface space which incorporates a central island unit. Completing the ground floor is a convenient utility room. The tour of the home continues to impress as you ascend to the first floor, where you will find three impeccably presented double bedrooms and one generously sized single bedroom. Each room is finished to an excellent standard and receives plenty of natural light with the master bedroom enjoying access to a private en suite shower room. Providing the finishing touches to the first floor is a luxurious, fully tiled five piece family bathroom suite with a freestanding plunge bathtub, a walk in shower unit and a double vanity wash basin. At the pinnacle of the property, to the second floor, there is a converted loft room which serves the home a final fifth impressively spacious double bedroom which benefits from Velux windows and a private WC. Externally, to the front of the property, an expansive in & out driveway with secure electric gates provides off road parking for several vehicles; whilst to the rear elevation there is a neatly manicured laid to lawn garden with a paved patio area providing a fantastic outdoor recreational space for the household to enjoy!

## **Location**

Calderstones is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

**Entrance Hall** - Parquet flooring, stairs to first floor, radiator, under stairs storage cupboard.

**Dining Room** -16' 7" x 11' 10" (5.06m x 3.61m)

UPVC double glazed window to front aspect, radiator, Parquet flooring, cast iron fuel burning fire place.

**Family Lounge** -15' 6" x 11' 9" (4.72m x 3.59m)

UPVC double glazed walk in bay window to front aspect, radiator, spotlights.

**Extended Open Plan Kitchen Diner** - 29' 4" x 20' 9" (8.95m x 6.33m)

(L-shaped) Double glazed bi-folding doors to rear garden, radiator, tiled floor, spotlights, range of wall and base units with Corian work surfaces, splash backs, integrated 5 ring gas hob and electric oven, extractor hood, integrated fridge freezer, centre island with sink and mixer tap, integrated dishwasher.

**Utility Room** - Stable door to rear garden, tiled floor, stainless steel sink with drainer sink unit, cupboard for combi boiler.

**Downstairs WC** - 2 piece suite, radiator, fully tiled walls, tiled floor.

### **First Floor Gallery Landing -**

UPVC double glazed window to front aspect, radiator, doors to all rooms, stairs to second floor.

### **Bedroom One - 15' 4" x 11' 11" (4.67m x 3.63m)**

UPVC double glazed bay window to front aspect, radiator.

### **En Suite Wet Room -**

UPVC double glazed frosted window to side aspect, three piece suite, spotlights, tiled floor, fully tiled walls, towel radiator, wash basin, vanity unit, spotlights.

### **Bedroom Two - 15' 8" x 11' 10" (4.78m x 3.61m)**

UPVC double glazed window to front aspect, radiator.

### **Bedroom Three - 12' 1" x 11' 10" (3.68m x 3.61m)**

UPVC double glazed window to rear aspect, radiator, spotlights.

### **Bedroom Four -**

**Bathroom -** UPVC double glazed frosted window to rear aspect, five piece suite, spotlights, radiator.

### **Second Floor Landing -** Door to:

### **Bedroom Five - 17' 10" x 15' 5" (5.44m x 4.71m)**

UPVC double glazed window to front aspect, Velux windows to rear aspect, spotlights, sloped ceiling, radiator, door to:

**Private WC -**Towel radiator, low level WC, tiled floor, fully tiled walls, spotlights, wash basin.

**Front External -** x2 Electric gates, access to in/out driveway, plant and shrub borders.

**Rear External -** Paved patio area, remainder mainly laid to lawn, plant and shrub borders.

EPC

Energy Performance Certificate

Druidsville Road  
LIVERPOOL  
L18 3EW

Dwelling type: Detached house  
Date of assessment: 24 February 2010  
Date of certificate: 11 March 2010  
Reference number: 2440-100000000-3994  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 139 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	57
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	277 kWh/m <sup>2</sup> per year	256 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.4 tonnes per year	6.0 tonnes per year
Lighting	£147 per year	£73 per year
Heating	£929 per year	£898 per year
Hot water	£124 per year	£124 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**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.