

## Acrefield Park, Woolton, L25



For Sale - £900,000 Offers in the Region of

### Key Features

- 4 Bedroom 2 Bathroom Detached House
- EPC Rating: C
- Immaculately Presented Throughout with Attention to Detail and Quality Finishes
- Spacious Main Reception Room Featuring a Media Wall, with a Second Versatile Reception Room, Carpeted and Ideal as an Office or Playroom
- Bright Sunroom with Pitched Glass Roof, Abundant Natural Light and Elegant Herringbone Flooring
- Modern, High-Specification Open-Plan Kitchen-Diner with Central Island and Fully Integrated Appliances
- Bi-Folding Doors from the Kitchen Leading Seamlessly to the Private Rear Garden
- Convenient Downstairs Wc for Guests
- One Large Family Bathroom and a Contemporary En-Suite Shower Room
- Four Generously Sized Double Bedrooms
- Ample Parking with Space for Four Vehicles on the Driveway Plus an Additional Space in the Garage
- Expansive Rear Garden with Patio Area, Perfect for Outdoor Entertaining

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 215 square metres / 2,316 square feet
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV
- Parking: Garage, Driveway
- No. of Parking Spaces: 4
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven (Double), Electric Hob (Induction), Fridge/Freezer, Washing Machine, Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this stunning detached house in the highly sought-after Acrefield Park, Woolton, L25, offers an exceptional combination of space, style, and functionality.

Arranged over two well-proportioned floors, the accommodation is immaculately presented throughout, with meticulous attention to detail and quality finishes evident at every turn. The property boasts four generously sized double bedrooms, complemented by a large family bathroom and a contemporary en-suite shower room, providing the perfect balance of practicality and comfort for modern family living.

The heart of the home is a modern, high-specification open-plan kitchen-diner, complete with a central island and fully integrated appliances. Bi-folding doors from the kitchen open seamlessly onto the private rear garden, creating a delightful flow for both everyday living and entertaining. A convenient downstairs WC serves guests, while two reception rooms offer versatile space: the main reception features a striking media wall, and the second, carpeted room is ideal as a home office, playroom, or additional lounge.

A particular highlight is the bright and airy sunroom, with its pitched glass roof and elegant herringbone flooring, flooding the space with natural light and providing a serene spot to relax or entertain.

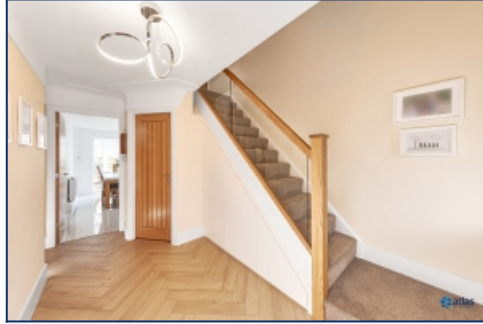
Outside, the property continues to impress with ample parking for up to four vehicles on the driveway, plus an additional space in the garage. The expansive rear garden, complete with a patio area, is perfectly suited for outdoor dining, summer barbecues, or simply enjoying the tranquillity of the surroundings.

With its thoughtful layout, premium finishes, and enviable location in Woolton, this exceptional home is ready to move into and enjoy from day one.

## Additional Images



Bedroom 1



Hallway



Downstairs W/C



Kitchen/Diner



Kitchen/Diner



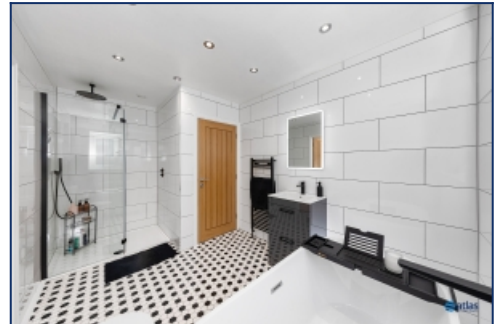
Reception Room 1



Reception Room 2



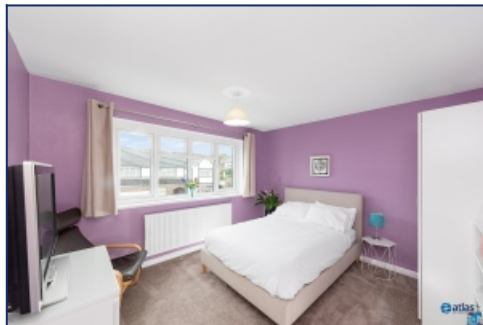
Landing



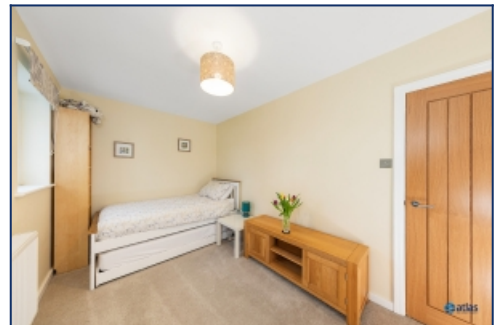
Bathroom



Bedroom 2



Bedroom 3



Bedroom 4



En-suite To Bedroom 1



Garden



Garden



Garden

## Floor Plans



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