

## Aldbourne Close, Woolton, L25



**For Sale - £1,000,000 Offers Over**

### Key Features

- 4 Bedroom 1 Bathroom Detached House
- EPC Rating: C
- Fully Refurbished to a High Standard Throughout, Including New Windows
- Separate Utility Room and Convenient Downstairs Wc
- High-Quality Oak Kitchen with Matching Oak Internal Doors and Oak Staircase
- Feature Marble Fireplace to the Living Room
- Huge, Well-Maintained South-Facing Rear Garden
- Large Double Garage with Automatic Door
- Private Driveway Providing Off-Road Parking
- Attractive Bay Windows Enhancing Natural Light
- Modern Extended Kitchen/Dining Area Ideal for Family Living and Entertaining
- Boarded Loft with Pull-Down Ladders Providing Excellent Storage

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 2,224 square feet / 207 square metres
- Council Tax Band: G
- Local Authority: Liverpool City Council
- Parking: Garage, Driveway
- Outside Space: Back Garden
- Appliances/White Goods: Oven (Gas)

### Description

Brought to the market by Atlas Estate Agents, this beautifully detached family home on the ever-popular Aldbourne Close in Woolton, L25, is a property that effortlessly blends elegance, space and modern comfort.

Set over two thoughtfully arranged floors, the house has been fully refurbished to an exceptional standard throughout, including the installation of new windows, ensuring a fresh, contemporary feel while retaining a sense of warmth and character. Attractive bay windows draw natural light into the home, enhancing the generous proportions of the two reception rooms, while dual aspect windows in both bedrooms and the main sitting room further flood the property with natural light. The extended entrance porch creates an impressive sense of arrival, and the living room is a particular highlight, centred around a striking marble fireplace that creates a refined yet inviting focal point.

At the heart of the home lies a stunning extended kitchen and dining area, designed with family life and entertaining firmly in mind. Crafted in high-quality oak, the kitchen is complemented by matching oak internal doors and a beautifully finished oak staircase, creating a sense of continuity and craftsmanship throughout. Downstairs, the home features stylish Karndean flooring, combining elegance with practicality. A separate utility room and a convenient

downstairs WC add practicality to the home's elegant design.

Upstairs, four well-proportioned bedrooms provide flexible accommodation for families of all sizes, supported by a stylish bathroom finished to a modern standard. Additional storage is thoughtfully catered for, with a boarded loft accessed via pull-down ladders.

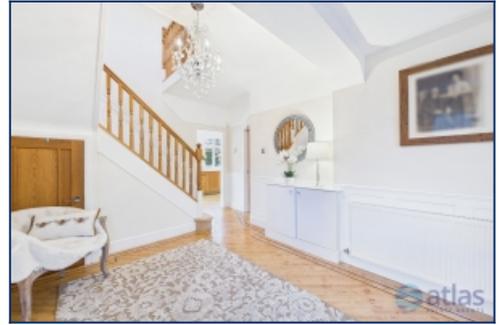
Outside, the property continues to impress. The huge, well-maintained south-facing rear garden offers a peaceful and private retreat, perfect for outdoor dining, children's play or simply enjoying the sunshine. To the front, a private driveway provides ample off-road parking and leads to a large double garage with an automatic door, ensuring both convenience and security.

Located within the catchment area for popular schools, this home combines an exceptional location with modern living, making it a rare opportunity to acquire a truly turnkey family residence.

Primary Schools: Bishop Eaton School, Much Woolton School, Bishop Martin School, Woolton C of E

Secondary Schools: St Francis Xavier's Catholic Academy, St Julies Catholic High School, Liverpool College

## Additional Images





Floor Plans



Calculations reference the 2015 NIMS  
 BS 8540:2015 measurements and  
 agreement and not to scale. This  
 floor plan is intended for illustration  
 only.  
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