Wolfberry Drive, Norris Green, L11









For Sale - £260,000 Offers Over

Key Features

- 3 Bedroom 1 Bathroom Detached House
- EPC Rating: B
- Set Back from the Road with a Spacious Driveway and Front Garden
- Welcoming Entrance Hallway with Convenient Ground-Floor Wc
- Spacious Front-Facing Living Room
- Large, Modern Open-Plan Kitchen and Dining Area with Integrated Appliances
- Impressive Skylights Flooding the Kitchen and Dining Area with Natural Light
- Convenient Utility Cupboard Providing Additional Storage
- Two Spacious Double Bedrooms and a Well-Proportioned Single Bedroom
- Modern Family Bathroom with Separate Shower
- Large Attached Garage Offering Excellent Storage
- Generous Rear Garden with Patio Area and Established Greenery

Further Details

- Tenure: Leasehold
- No. of Floors: 2
- Floor Space: 92 square metres / 991 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Ground Rent: £175 per year
- Parking: On Street, Garage, Driveway
- No. of Parking Spaces: 2
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Oven (Electric), Hob (Gas)

Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2016 (approx)
- Original Lease Term: 250 year(s)
- Lease Expiry Date: 31/12/2265 (approx)
- Lease Term Remaining: 239 year(s) (approx)
- Service Charge: None
- Ground Rent: £175 per annum
- Leasehold Information: No restrictions on keeping pets or sub-letting (both short and long term).

Description

Atlas Estate Agents are delighted to bring to the sales market this impressive three-bedroom detached house, ideally situated on Wolfberry Drive in the popular residential area of Norris Green, L11. Offering spacious and beautifully presented accommodation arranged over two floors, this attractive family home combines contemporary living with practical features, making it an excellent choice for growing families, first-time buyers and those seeking a stylish property with generous indoor and outdoor space.

Set back from the road, the property enjoys an appealing position, approached via a generous driveway and attractive front garden, creating a welcoming first impression while providing ample space for off-road parking. Upon entering, you are greeted by a bright and inviting entrance hallway, which provides access to the ground-floor accommodation and benefits from a conveniently positioned WC, ideal for guests and everyday family living.

To the front of the property, a spacious reception room offers a comfortable and relaxing retreat, with plenty of room for furnishings and a welcoming atmosphere, perfect for unwinding after a busy day or spending quality time with family and friends.

Undoubtedly one of the standout features of this wonderful home is the impressive open-plan kitchen and dining area, thoughtfully designed to suit modern family life. Generously proportioned and finished in a contemporary style, the kitchen benefits from integrated appliances and ample space for cooking, dining and entertaining. Large skylights allow an abundance of natural light to flood the room, creating a bright and airy environment that enhances the sense of space. Whether hosting family gatherings, enjoying everyday meals or entertaining friends, this fantastic area truly forms the heart of the home. A useful utility cupboard provides additional storage, helping to keep the living areas organised and clutter-free.

Ascending to the first floor, a generously sized landing provides access to three well-proportioned bedrooms and the family bathroom. The property offers two spacious double bedrooms, both providing comfortable accommodation with plenty of room for bedroom furnishings. A further generously sized single bedroom offers excellent versatility, making it ideal as a child's bedroom, nursery, guest room or dedicated home office.

Completing the first-floor accommodation is a stylish, modern family bathroom, thoughtfully appointed with contemporary fittings and the added convenience of a separate shower, providing a practical and comfortable space for busy family routines.

Externally, the property continues to impress with a large rear garden, offering a wonderful combination of patio space and greenery. The patio provides an ideal setting for outdoor dining, summer barbecues or relaxing in the sunshine, while the surrounding green space offers plenty of room for children to play, gardening enthusiasts to enjoy or simply to unwind in a peaceful outdoor setting. The property also benefits from a generously sized attached garage, providing valuable additional storage or secure parking.

Situated in the well-established residential area of Norris Green, Wolfberry Drive offers convenient access to a variety of local shops, supermarkets, schools and everyday amenities. The area is well connected by local transport routes, providing access to Liverpool City Centre and surrounding districts, while nearby parks and recreational spaces offer opportunities for outdoor activities and family days out.

Combining a fantastic open-plan kitchen and dining space, three well-proportioned bedrooms, modern family bathroom and generous gardens, this delightful detached home presents an excellent opportunity for buyers seeking comfort, style and practicality. With the additional benefits of a spacious driveway, ground-floor WC and attached garage, the property offers everything needed for enjoyable modern family living.

Early viewing is highly recommended to fully appreciate the generous accommodation, contemporary features and wonderful outdoor space this impressive family home has to offer!

Additional Images


Bedroom One


Garden


Front Elevation


Hallway


Downstairs Wc


Hallway







Living Room



Kitchen

Kitchen/Dining Space



Access To Garden

Kitchen



Utility Room



Landing



Bedroom One



Bedroom Two



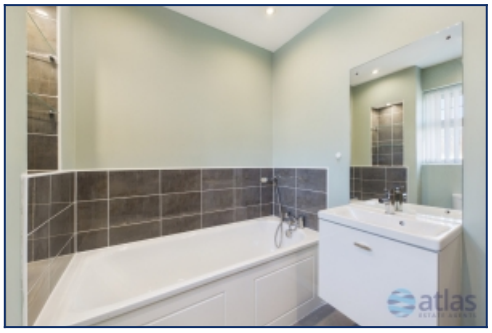
Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Bathroom

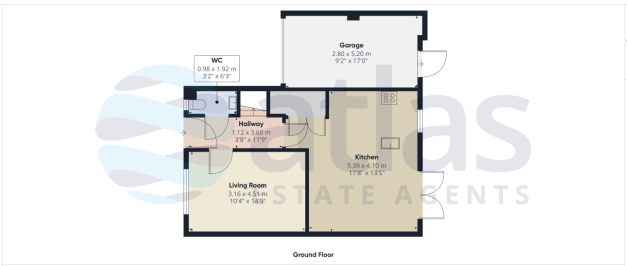


Rear Elevation & Garden

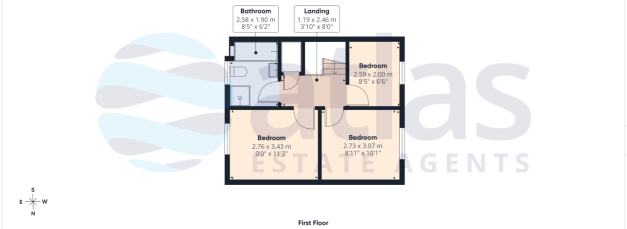


Aerial View Boundary

Floor Plans



Ground Floor



First Floor

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Approximate total area(1)

92.1 m²

990 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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