

## Stonecrop, Calderstones, L18



## For Sale - £700,000 Guide Price

### Key Features

- 4 Bedroom 3 Bathroom Detached House
- EPC Rating: C
- Immaculately Presented Throughout and Finished to an Exceptionally High Standard, Set in a Quiet Close with CCTV Coverage to Front and Rear.
- Contemporary Open-Plan Extended Kitchen and Dining Space, Featuring a Central Island and Bi-Folding Doors That Open Seamlessly to the Garden.
- Two Elegant and Spacious Reception Rooms, Thoughtfully Connected by Internal French Doors to Create a Versatile Living Space.
- Practical Separate Utility Room, Fitted with Bespoke Cabinetry for Stylish and Efficient Storage.
- Convenient Ground-Floor WC, Complemented by a Modern Family Bathroom and a Private En-Suite to the Principal Bedroom.
- Four Generously Sized Double Bedrooms, Each Thoughtfully Designed and Three of Which Have Integrated Wardrobes for Added Functionality.
- South-West-Facing, Mature Garden, Enhanced by a Premium Hardtop Pergola Ideal for Year-Round Entertaining.
- Private Driveway and Mature Front Garden, Offering Comfortable Off-Road Parking for Two Vehicles.
- Ideally Located Within the Catchment Area of Highly Regarded Local Schools, Providing Excellent Educational Access.
- Sought-After Setting Just a Short Stroll from the Picturesque Calderstones Park, Combining Convenience with Natural Beauty.

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 1,716 square feet / 159 square metres
- Council Tax Band: F
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV
- Parking: Driveway
- No. of Parking Spaces: 2
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Microwave, Dishwasher, Waste Disposal Unit

## Description

Atlas Estate Agents are delighted to present this immaculate detached residence, perfectly positioned on the prestigious Stonecrop in the heart of Calderstones, L18. A masterclass in contemporary design and effortless flow, this 1716 square foot home has been finished to an exacting standard, offering a sophisticated lifestyle just a short stroll from the verdant expanses of Calderstones Park.

The heart of the home is undoubtedly the striking open-plan kitchen and dining hub. This expansive space, complete with a sleek central island and bespoke cabinetry, is bathed in natural light thanks to bi-folding doors that dissolve the boundary between the interior and the garden. For more formal gatherings, two elegant reception rooms are seamlessly linked by internal French doors, providing a versatile layout for both quiet relaxation and grand-scale entertaining. The ground floor is completed by a practical, high-specification utility room and a convenient guest WC.

Ascending to the first floor, you will find four well-proportioned double bedrooms, each thoughtfully designed, three of which have integrated wardrobes to maximise space and style. The master suite enjoys the luxury of a private en-suite, complemented by a contemporary family bathroom serving the additional bedrooms.

The exterior is equally impressive. The extensive landscaped garden serves as a private sanctuary, featuring a premium hardtop pergola designed for year-round alfresco hosting. To the front, a private driveway provides comfortable off-road parking for two vehicles.

Situated within the catchment area of some of the region's most highly-regarded schools, this property represents a rare opportunity to secure a substantial family home in one of Liverpool's most sought-after postcodes.

## Additional Images



Bedroom 4



Front Elevation



Kitchen



Kitchen



Kitchen



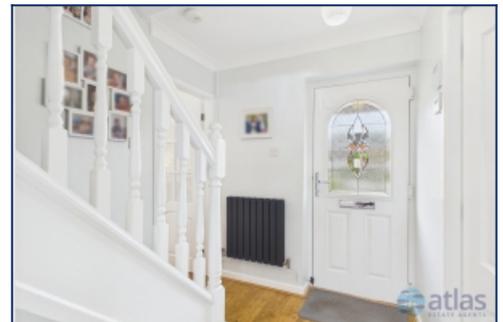
Kitchen / Dining Area



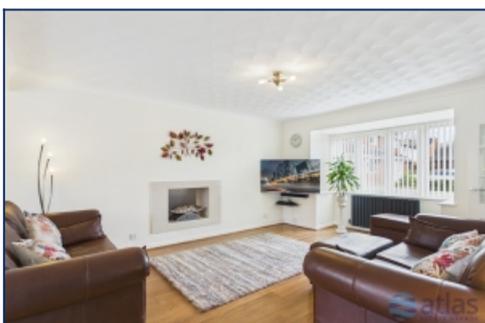
Utility Room



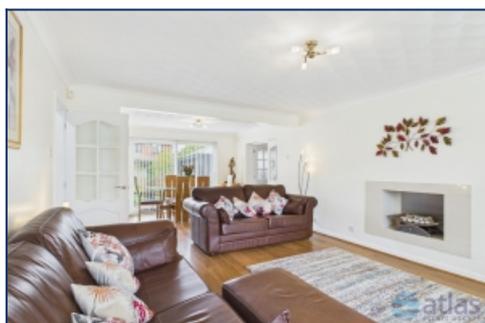
Utility Room



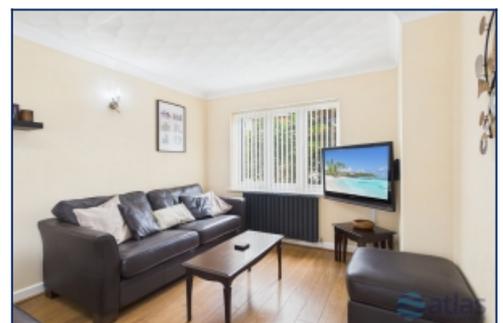
Hallway



Reception/Dining Room



Reception/Dining Room



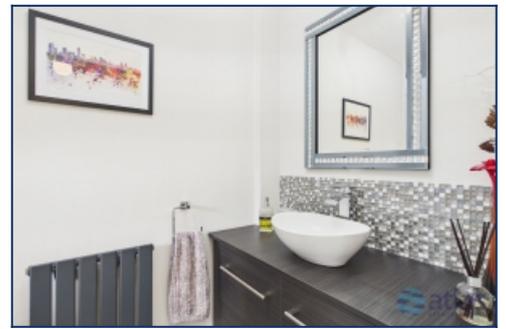
Reception Room



Reception Room



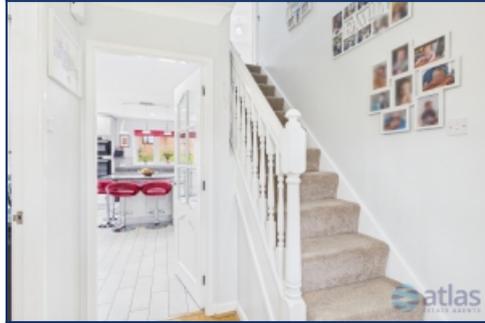
Reception Room



Downstairs W.c.



Downstairs W.c.



Hallway



Bedroom 1



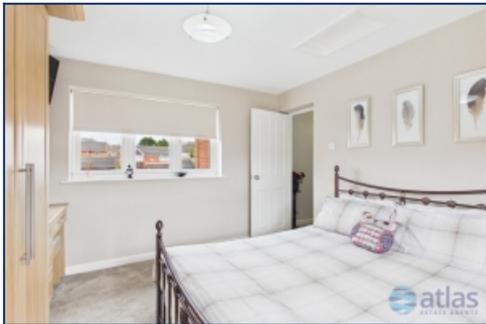
Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



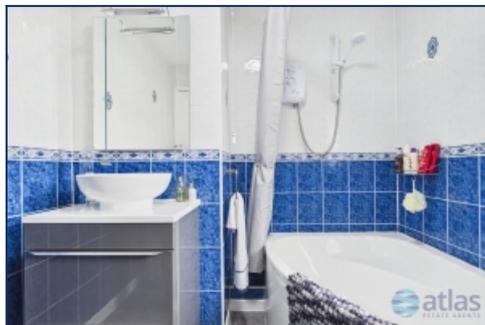
Bedroom 3



Bedroom 4



Bathroom 1



Bathroom 2



Bathroom 2

