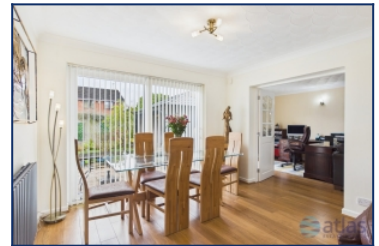


## Stonecrop, Calderstones, L18



## 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: 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.

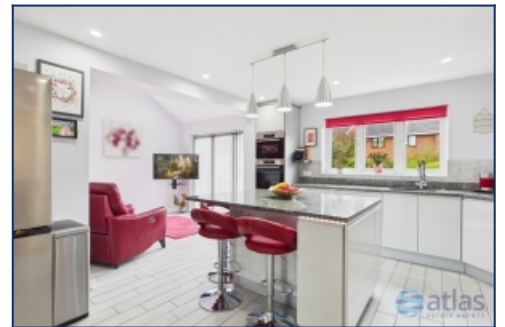
## Additional Images



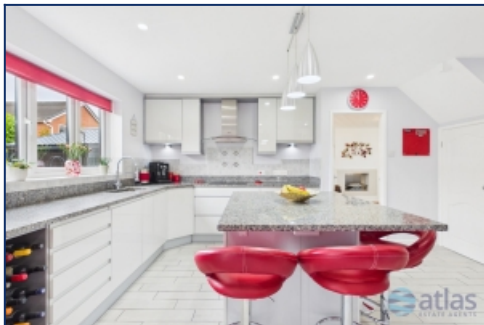
Bedroom 4



Front Elevation



Kitchen



Kitchen



Kitchen



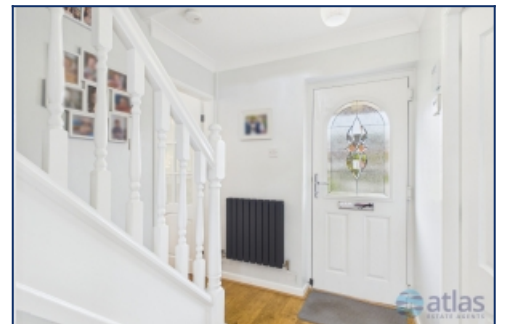
Kitchen / Dining Area



Utility Room



Utility Room



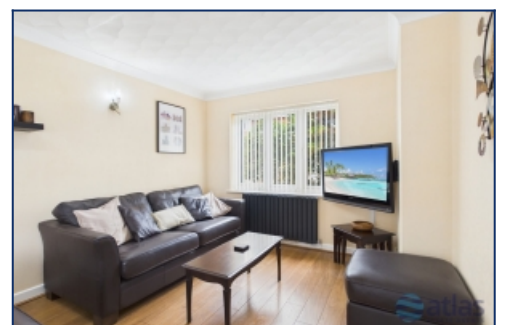
Hallway



Reception/Dining Room



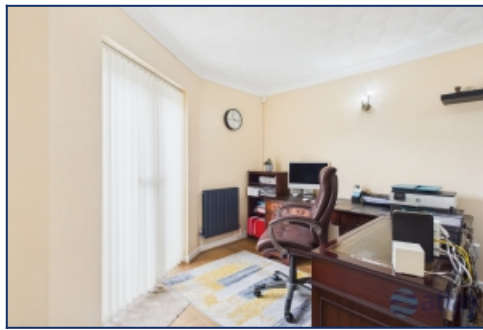
Reception/Dining Room



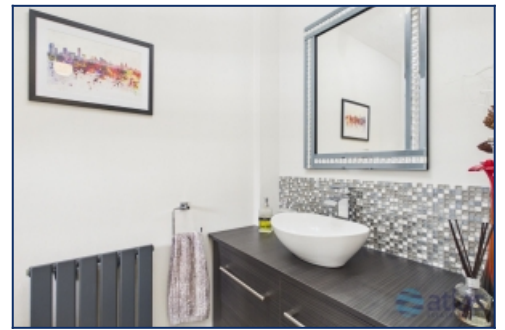
Reception Room



Reception Room



Reception Room



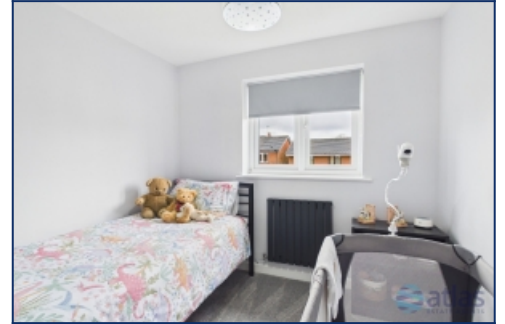
Downstairs W.c.



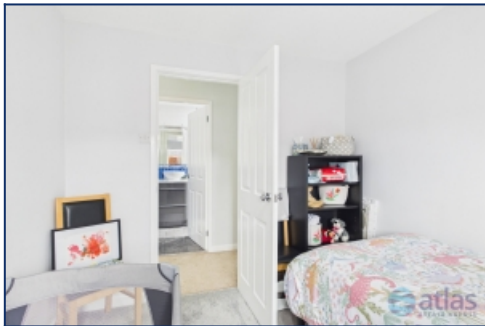
Downstairs W.c.



Hallway



Bedroom 1



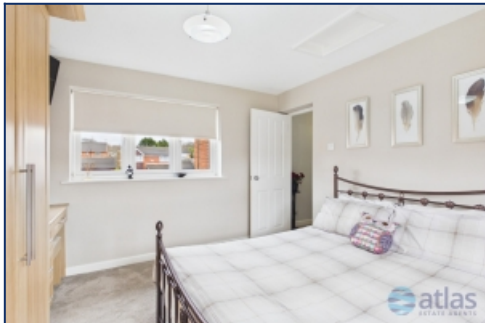
Bedroom 1



Bedroom 2



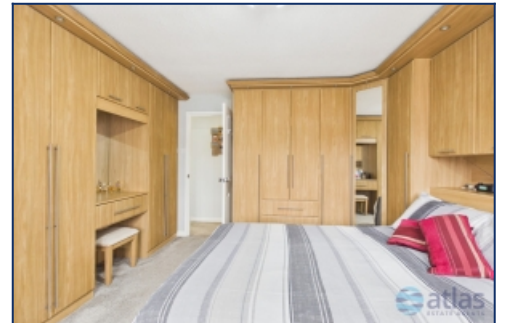
Bedroom 2



Bedroom 3



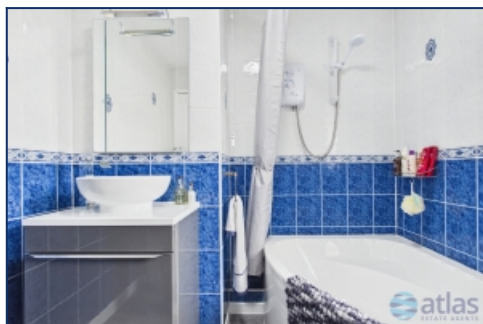
Bedroom 3



Bedroom 4



Bathroom 1



Bathroom 2



Bathroom 2



Garden



Aerial View



Aerial View

## Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.