



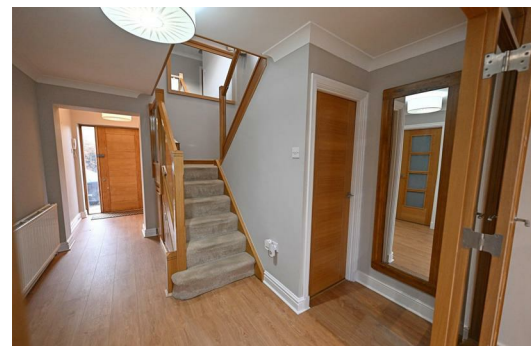
207 The Serpentine North, Blundellsands, L23 6UT Offers Over £900,000

Are you searching for an executive detached residence in the heart of Blundellsands?

Berkeley Shaw Real Estate is privileged to bring to the sales market this beautifully presented four-bedroom detached home found on The Serpentine North L23. Blundellsands is one of the region's premier suburbs. The surrounding area boasts a wide variety of amenities with superb transport links, premier recreational spaces with Crosby Beach located just a short walk away and easy access to West Lancashire Golf Club. Crosby Village is a short distance away, providing shopping facilities, restaurants, bars and cafes.

This fantastic home is an ideal family home, offering well-proportioned accommodation with a luxurious twist. Set out across two floors, the accommodation briefly comprises; inviting entrance hall with WC, study, 'L' shaped living/dining/kitchen area. This is a fantastic space and is ideal for entertainment, finished with bi-folding doors out to the rear garden, log burning stove and solid wood flooring. The kitchen offers solid oak work tops and a range of integrated appliances including the all-important wine coolers! The conservatory is a great space to relax and provides access to the game room/bar. Completing the ground floor layout is a utility room, WC and two garages, one of which is currently utilised as a golf room. Ascending to the first floor, the bright and airy landing gives access to the master suite with dressing area and en-suite four-piece bathroom. There are three further double bedrooms, one of which boasts an en-suite shower room and a further beautifully presented bathroom. Externally, this fantastic home benefits from a private position with hedges occupying the perimeter and secure gated access. There is an EV charging point and plentiful park to the front and a good-sized rear garden with patio area to the rear.

Viewing is essential to appreciate the quality of this prestigious home!



Entrance hall

Laminate floor, radiator, storage cupboard and stairs to first floor.

WC

Double glazed window, WC, basin, oak floor & radiator.

Study

Double glazed window, radiator & wood panelling.

Living room

Oak floor, radiator, log burner, double glazed windows, shutter blinds & bi-folding doors to conservatory.

Kitchen diner

Tiled floor range of wall & base units, centre island, oak work tops, belfast sink, 2 x wine coolers, dishwasher, tiled splash back, double glazed window, bi-folding doors & 2 x radiators.

Utility room

UPVC door to garden, double glazed window, sink with mixer tap, tiled floor, space for washing machine & tumble dryer.

Conservatory

Tiled floor, double glazed windows, UPVC door to garden & shutter blinds.

Games room

Double glazed windows, radiator & solid wood bar area.

Golf studio/double garage

Currently utilised as golf studio- radiator & garage doors.

Landing

Loft access, storage cupboard & radiator.

Garage

Bedroom 1

2 x double glazed windows and open aspect to dressing room & en-suite bathroom.

En-suite bathroom

2 x double glazed window, twin basins, WC, tiled floor, tiled walls, spotlights, walk in shower, 2 x towel radiators and bath.

Dressing room

Double glazed window, spotlights, fitted wardrobes & drawers.

Bedroom 2

Double glazed window, radiator & fitted wardrobes.

En-suite shower room

Wet room with tiled floor, tiled walls, stone basin, walk in shower, spotlights, towel radiator & double glazed window.

Bedroom 3

Double glazed windows to bay & radiator.

Bedroom 4

2 x Double glazed windows & radiator.

Shower room

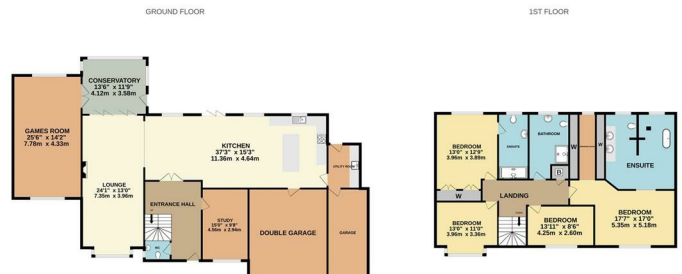
Double glazed window, WC, basin, shower unit, tiled floor, tiled floor & towel radiator.

Externally

Secured electronic gated access, electric vehicle charging point, stone paved driveway with lawned area and mature borders. Rear garden with patio area, gazebo, mature borders and laid to lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency over time.
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

