



Clevedon Park Drive, Liverpool, L23 4TL

Asking Price £425,000

Nestled off Park Drive in a quiet private close, 'Clevedon' is an impressive LARGE bungalow offering everything you could need on one floor. A modern property which is beautifully presented throughout on a large plot with mature gardens where you are not overlooked. With solid OAK doors and NEFF appliances this house exudes quality and has been renovated with much attention to detail by the current owners.

The spacious dining kitchen has the 'WOW' factor with light flooding in from the two front aspect windows. There is a range of high and base level white fitted units and granite effect work tops. With 5 ring hob and over extractor, double oven and integrated microwave this well-equipped room is ideal for cooking and entertaining. An adjoining utility room hides away noisy appliances and offers handy storage.

With three well-proportioned DOUBLE bedrooms, including a master suite complete with an ENSUITE shower room, this property is designed to cater for those wanting to avoid stairs yet still have space for a family or guest to stay.

The spacious lounge dining room serves as a welcoming hub for family gatherings and entertaining guests, while the two modern shower rooms ensure convenience for all residents. The high standard of finish throughout the bungalow reflects a commitment to quality, making it an ideal choice for those seeking a home that is both stylish and functional.

Surrounded by mature gardens, the outdoor space provides a tranquil retreat, perfect for enjoying the beauty of nature or hosting summer barbecues. Additionally, the property boasts a DOUBLE GARAGE offering ample



Hall

13'8" x 4'11" (4.16 x 1.49)

Modern Composite front door leading to a inner vestibule door, fitted Carpet, Oak doors to rooms.

Lounge/ Dining Room

22'8" x 12'1" (6.91 x 3.69)

A large bright lounge dining room with focal gas fireplace, patio doors onto stunning sunny garden.

Dining Kitchen

22'8" x 10'2" (6.91 x 3.09)

A stylish and modern kitchen with white high-gloss units and grey granite effect work tops. Neff integrated appliances including double oven, microwave and dishwasher. Tiled floor and door to lean to/utility area. Two windows to the front aspect and cupboard to house boiler.

Lean-to/Utility

15'6" x 4'9" (4.73 x 1.45)

Running along the side of the property with doors to front and rear. A handy storage space for gardening equipment, dry goods and plumbing for washing machine.

Shower Room

9'3" x 5'7" (2.83 x 1.71)

This immaculate walk in double shower room has been completed to the highest standard with walnut effect storage sink and unit, WC, tiled walls, chrome heated towel rail and wood effect flooring.

Main Bedroom (En-suite)

14'2" x 10'2" (4.33 x 3.09)

DOUBLE Fitted wardrobes and dressing table, window to the front aspect. Door to en-suite shower room

En-suite

8' x 4'7" (2.45 x 1.39)

A clean and well presented shower room with grab hand rails, chrome heated towel rail, tiled walls & floors and sink with grey storage under unit.

Bedroom 2

12'9" x 10'2" (3.89 x 3.09)

DOUBLE - To the rear aspect with fitted wardrobes and bedside tables.

Bedroom 3/Family Room

17'1" x 8'10" (5.21 x 2.70)

DOUBLE - To the rear aspect and currently used as a family room but could be utilised as a bedroom.

Double Garage

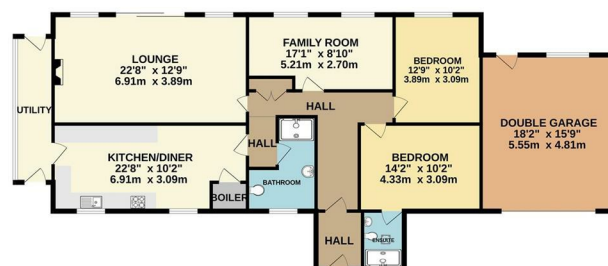
18'1" x 15'9" (5.50 x 4.81)

Electric door and door to side aspect, window to rear garden.

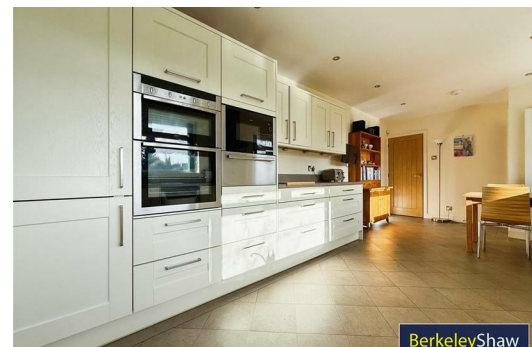
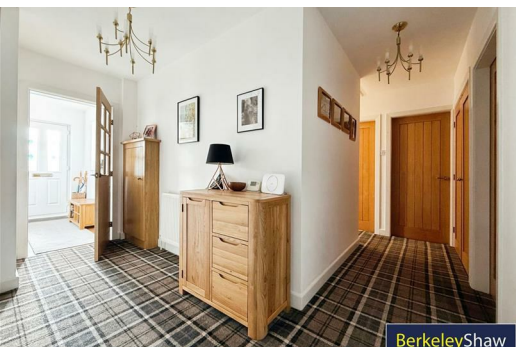
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made with reference to them.



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

