



BerkeleyShaw

1 Torentun Close, Liverpool, L23 4AG

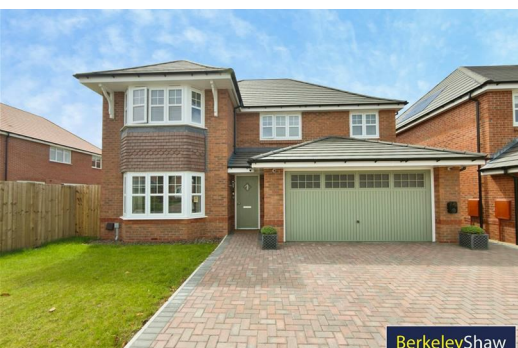
Asking Price £550,000

Built in 2024, The Wiltshire is an exceptional nearly-new detached family residence, built by the highly regarded Castle Green Homes and offering beautifully presented accommodation extending to approximately 1,700 sq ft. featuring a substantial open-plan kitchen, dining and family space, bay-fronted lounge, DOUBLE garage and two en-suite bedrooms. A beautiful SOUTH facing landscaped garden with grass lawn and bordered by recently planted trees and bushes.

Designed with modern family living in mind, the property enjoys an impressive layout centred around a stunning open-plan kitchen, dining and family room spanning the full width of the home. Flooded with natural light from French doors opening onto the rear garden, this superb space provides the perfect setting for both everyday living and entertaining. A spacious bay-fronted lounge offers a more formal reception room, whilst a utility room, cloakroom and integral double garage add practicality and convenience.

To the first floor, the generous principal bedroom benefits from a dressing area and contemporary en-suite shower room. A well-appointed guest bedroom also enjoys en-suite facilities, complemented by two further double bedrooms and a stylish family bathroom.

Occupying a desirable SOUTH FACING position within a sought-after modern development, this attractive home combines the benefits of contemporary construction, energy-efficient design (EPC RATED A) and high-quality finishes throughout. With the remainder of its new home warranty and immaculately maintained accommodation, The Wiltshire presents an outstanding opportunity for families seeking a spacious turnkey home ready for immediate occupation.



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Hall

Lounge/Cinema

11'8" x 17'1" (3.57 x 5.23)

Kitchen

13'3" x 11'7" (4.04 x 3.55)

Dining Room

8'9" x 11'7" (2.68 x 3.55)

Family Room

11'9" x 13'3" (3.59 x 4.04)

Laundry/Utility

5'7" x 6'5" (1.71 x 1.96)

Downstairs WC

5'0" x 3'7" (1.54 x 1.10)

Double Garage

16'7" x 20'9" (5.08 x 6.33)

Bedroom 1

14'3" x 11'8" (4.36 x 3.57)

Ensuite (Bed 1)

7'7" x 9'11" (2.33 x 3.04)

Dressing Area

7'7" x 9'11" (2.33 x 3.04)

Bedroom 2

11'3" x 13'2" (3.44 x 4.03)

Ensuite (Bed 2)

8'5" x 4'10" (2.59 x 1.49)

Bedroom 3

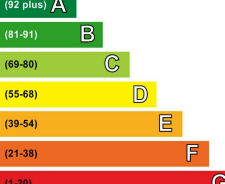
9'4" x 10'8" (2.86 x 3.27)

Bedroom 4

9'4" x 11'2" (2.86 x 3.41)

Bathroom

7'0" x 6'4" (2.14 x 1.94)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	96
(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 herein, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Berkeley CO2pro



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