

**For Sale**

**Blundell Drive, Birkdale, PR8 4RG**



**Offers in Region of £800,000 - Available**

### **4 bedroom Detached**

- ✓ **Detached '4' Double Bedrooms**
- ✓ **Two Reception Rooms**
- ✓ **Great Size Rear Garden**
- ✓ **Viewing Absolutely Essential**
- ✓ **Superb Family Home**
- ✓ **Terrific Kitchen/Diner Extension**
- ✓ **Stunning Games Room/Bar/Office**
- ✓ **EPC Band Rating - 'D'**



## Description

Nestled in the heart of Birkdale's most sought-after locale, we are delighted to present a captivating detached house on Blundell Drive. Surrounded by the best of nature, and imbued with a unique blend of traditional charm and contemporary finesse, this property sits in a region replete with excellent amenities, schools, and transport links. Birkdale itself is renowned for its picturesque streets, bustling village atmosphere and the nearby Birkdale Golf Course, making it the ideal backdrop for those in search of an unparalleled living experience.

The internal charm of this abode is immediately evident upon entry. A welcoming storm porch greets visitors, leading into a sun-drenched entrance hall that promises warmth and elegance. The ground floor layout is perfectly designed for both family living and entertaining: a cosy reception room with a modern gas fireplace, a second family reception boasting a rustic log burner, and a seamlessly integrated kitchen/diner that embodies modern open-plan living. The state-of-the-art kitchen, complete with an island, breakfast bar, Belfast-style sink and butler's pantry, beckons with its promise of delightful culinary adventures. Upstairs, the spacious landing provides access to four generous bedrooms, including a sumptuous master suite, complete with a luxurious en suite and a dedicated dressing room.

The exterior of this property is nothing short of enchanting. Iron gates reveal a spacious driveway framed by lush greenery, mature trees, and decorative shrubbery, creating a serene and private atmosphere. To the rear, a verdant oasis awaits: patios perfect for al-fresco dining, a sprawling lawn, fruitful trees, and the pièce de résistance; a bespoke boulodrome for boules enthusiasts. The converted garage, now a versatile space replete with a bar, office, seating area, and a separate kitchen, adds an extra layer of luxury to this already impressive residence.

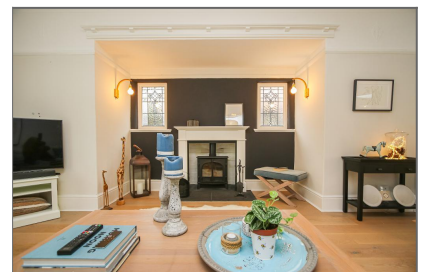
In a market saturated with the ordinary, this Blundell Drive treasure stands out as uniquely extraordinary. Those in search of a home that seamlessly blends tradition with modernity, comfort with luxury, and nature with architecture, look no further. Opportunities like this are rare, and demand is high, so don't let this one slip through your fingers. Call Bailey Estates today on 01704 564163 and step closer to securing the home of your dreams.

## Location

From Bailey Estates Birkdale office, turn left onto Liverpool Road and then right at the lights. Take the first left onto Burlington which then turns into Blundell Drive. This property will be located on the right-hand side.

## Ground Floor

**Porch - 3' 11" x 3' 7" (1.2m x 1.1m)** Step into an inviting storm porch, tastefully designed with Victorian-style checkerboard tiles underfoot. The walls, adorned





with elegant wooden panelling, emanate a warm and welcoming ambience. A central ceiling light casts a gentle glow, enhancing the space's classic appeal. The porch's centrepiece, a beautifully crafted wooden glazed and leaded front door, gracefully beckons visitors into the entrance hall.

**Entrance Hallway - 17' 4" x 11' 1" (5.3m x 3.4m)** Step into a resplendent entrance hallway, bathed in light and exuding warmth. The flooring, crafted from Neptune engineered wood, not only adds a touch of elegance but also seamlessly extends into the kitchen/diner, ensuring a harmonious flow. To the left, stairs ascend gracefully to the first floor. Facing the front, a delightful seating nook rests beneath uPVC lead-patterned windows, offering a serene spot for relaxation, complete with practical basket storage below. A panelled radiator is thoughtfully positioned to the side, while decorative plate rails and a central ceiling light further accentuate the space's charm. An added convenience comes in the form of a spacious walk-in cupboard tucked neatly beneath the stairs.

**Reception Room - 17' 4" x 13' 5" (5.3m x 4.1m)** To the right of the hallway lies the first reception room, a spacious sanctuary of comfort and elegance. Dominating the space is a large bay window, fitted with uPVC leaded glass and complemented by tailor-made plantation shutters, effortlessly merging traditional charm with contemporary sophistication. A modern gas fire, seamlessly built into the side wall, serves as a warm focal point for those chilly evenings. The room's character is further enhanced by a decorative plate rail, while a central light fixture illuminates the space. For added comfort, a radiator is thoughtfully positioned on the side wall, ensuring a cosy atmosphere year-round.

**Family Room - 17' 10" x 16' 0" (5.45m x 4.9m)** Step into a truly superb family room, designed for both relaxation and entertainment. The room's centrepiece is an alcove that perfectly houses a log burner, set against a wooden surround and presented atop a stylish tiled hearth, with secondary glazed windows flanking either side. To the front, a larger uPVC window offers picturesque views of the front garden, enhanced by the aesthetic appeal of plantation shutters. Ambience is effortlessly created with a blend of wall lights and a central ceiling light, while a modern column radiator situated at the rear ensures the space remains warm and welcoming. For ease of flow and a sense of spaciousness, a square archway at the rear seamlessly connects the family room to the kitchen diner.

**Kitchen/Diner - 17' 10" x 26' 2" (5.45m x 8m)** Dive into modern luxury with this newly added kitchen diner, a testament to sophisticated open-plan living. The expansive, airy space showcases exquisite Neptune engineered flooring, offering both durability and style. The kitchen boasts an impressive range of base units and a convenient butler's pantry, complemented by provisions for a sizeable American-style fridge freezer. Dominating the centre is a vast island, intelligently designed with a breakfast bar at one end and a state-of-the-art Neff induction hob at the other, while providing ample storage space beneath. Adjacent to the butler's pantry is a sleek, eye-level Neff oven and grill, accompanied by a tall wine rack, ensuring gourmet conveniences at your fingertips. Other modern amenities include a dishwasher and a Belfast-style sink, equipped with a cutting-edge Quooker tap.



The room is awash with natural light, thanks to the two overhead skylights and elongated uPVC windows on the side aspect. A modern column radiator ensures warmth, and is situated aptly at the front. The pièce de résistance is undeniably the rear aspect: twin expansive uPVC sliding doors offer uninterrupted views, while on either side, unique tilting and fully-opening hinged windows allow for both ventilation and aesthetic appeal. And finally, recessed lighting to the ceiling and triple modern lights hang over the island.

**Utility Room - 11' 9" x 11' 11" (3.6m x 3.65m)** Experience functionality fused with style in this generously proportioned utility room. Thoughtfully designed and beautifully presented, it offers a myriad of storage solutions, ensuring all your essentials are easily accessible yet discreetly tucked away. The dedicated spaces for both a washing machine and a dryer are conveniently concealed behind cupboard doors, maintaining the room's polished aesthetic. A uPVC door, accompanied by a window facing the rear, provides direct access to the garden, adding an element of practicality. A spacious cupboard, purposefully designed to house the boiler, further maximises storage, proving that every inch of this room has been crafted with purpose and precision.

**WC - 3' 7" x 4' 0" (1.1m x 1.22m)** Directly accessible from the utility room, this downstairs WC is a blend of convenience and elegance. Equipped with essential fixtures, including a toilet and sink, it serves its primary function seamlessly. Beyond the basics, the space is tastefully decorated, offering a pleasant atmosphere that aligns with the home's overarching aesthetic. A perfect blend of utility and style.

## First Floor

**Landing - 19' 0" x 15' 4" (5.8m x 4.7m)** Ascending the staircase, one is greeted by the harmonious first-floor landing. A sturdy wooden banister, adorned with flat spindles, offers a touch of traditional charm. From this central hub, all four bedrooms and the family bathroom effortlessly branch out, ensuring ease of access throughout the home's upper level. The space is elegantly decorated in muted tones, evoking a serene and calming ambience. Subtle details, such as high-level decorative coving and recessed lighting, enhance the landing's refined character, making it both a functional and aesthetically pleasing area.

**Master Bedroom - 17' 4" x 13' 5" (5.3m x 4.1m)** Experience true luxury in this exceptional master bedroom. It's not just a room; it's a suite, with the main sleeping area seamlessly connecting to a bathroom and dressing room. An abundance of natural light streams in from the large bay uPVC windows at the front, enhancing the room's inviting atmosphere. Tailor-made plantation shutters provide both privacy and a touch of elegance. Nestled beneath these windows is a panelled radiator, ensuring a cosy ambience. The room's aesthetic is completed with laminate flooring, a traditional picture rail, and high-level decorative coving. Twin hanging lights, thoughtfully placed on either side of the bed, offer a harmonious balance of illumination. The pièce de résistance, sliding barn doors, gracefully lead the way to the master bathroom, adding a rustic charm to this modern sanctuary.

**En-Suite Bathroom - 12' 5" x 9' 2" (3.8m x 2.8m)** Step into a haven of relaxation and opulence with this master ensuite. The focal point, a freestanding bath, is gracefully positioned against a beautifully tiled, tall splashback, offering a perfect spot for unwinding. For those who prefer a quicker freshening up, a double shower enclosure awaits, accompanied by a basin set atop a sleek wall-mounted vanity unit. The room's grandeur is further heightened by inward-opening French doors, which reveal a charming Juliet balcony, granting splendid views over the lush garden below. The ceiling's recessed lighting creates a soothing ambience, complemented by the room's tastefully tiled floor. Adjacent, a short corridor beckons you towards the dressing room, ensuring a smooth transition between spaces.

**Dressing Room - 11' 9" x 9' 4" (3.6m x 2.85m)** Elegance and functionality converge in this dedicated dressing room. Thoughtfully designed with ample storage in mind, hanging rails and drawers flank both sides, ensuring your clothing and accessories are organised and easily accessible. A uPVC window graces the rear, framing delightful garden views and filling the room with refreshing daylight. Laminate flooring provides a contemporary foundation, while recessed lighting casts a gentle glow across the space. Adding to the room's utility, a hatch in the ceiling provides access to the boarded loft area,

maximizing the home's storage potential.

**Bedroom 2 - 8' 2" x 11' 1" (2.5m x 3.4m)** This versatile bedroom offers options as a spacious single or a snug double room. Its uPVC-led window commands a picturesque view of the front garden, ensuring a pleasant backdrop to one's daily routine. Positioned conveniently beneath the window is a panelled radiator, ensuring warmth throughout the cooler months. Traditional touches like a picture rail add character, while a central light fixture illuminates the space, making it both inviting and functional.

**Bedroom 3 - 10' 2" x 13' 3" (3.1m x 4.05m)** This generously sized double bedroom seamlessly marries space with scenic beauty. The room's standout feature is undoubtedly the uPVC French doors to the rear, which not only invite ample natural light but also open to reveal a charming Juliet balcony. This vantage point gifts occupants with unparalleled, sweeping views of the verdant garden below. To maintain the room's cosy ambience, a panelled radiator is thoughtfully positioned to the side of the doors, ensuring consistent warmth and comfort.

**Bedroom 4 - 10' 0" x 13' 1" (3.05m x 4m)** Character and comfort come together in this well-proportioned double bedroom. The room boasts uPVC led windows to the front, their appeal enhanced by the fitted plantation shutters housed within. These not only offer privacy but add a touch of sophistication to the space. Directly below these windows, a panelled radiator is strategically placed, ensuring a warm and inviting atmosphere throughout the room. The space is perfectly illuminated by a central ceiling light, adding to its overall welcoming feel.

**Family Bathroom - 5' 10" x 9' 2" (1.8m x 2.8m)** Step into a blend of vintage charm and modern amenities in this splendid family bathroom. A centrepiece bath, elevated on elegant silver-clawed feet, promises relaxation and is equipped with a handy shower attachment. The floor is adorned with luxury vinyl flooring, a practical yet stylish choice. Walls are thoughtfully adorned with partial tiling, offering both an aesthetic appeal and practical protection against moisture. The WC and basin, supported by sturdy metal legs, maintain the room's classic theme. A partial tiled splashback adds a touch of finesse, whilst the recessed lighting from above ensures an even, calming glow throughout the space. For added convenience and warmth, a wall-mounted towel radiator is installed, perfectly complementing the room's blend of function and fashion.

## Exterior

**Front Exterior** - Upon arrival, one is greeted by magnificent wrought iron gates, ushering visitors onto a generously-sized block paved driveway capable of accommodating multiple vehicles. Adding a touch of elegance and contrast, a wide pebble border is elegantly interposed with evergreen shrubs, creating a delightful visual tapestry. As one's gaze moves further, it lands on a meticulously maintained lawned area, punctuated by stately mature trees. Adding to the charm, a vintage-inspired tall lamppost stands sentinel, casting a gentle glow during the evenings. A lush green hedge, standing proudly at street level, offers both privacy and a verdant touch. For ease of movement and continuity, wooden gates are strategically positioned on either side of the property, granting direct access to the rear garden.

**Rear Exterior** - The grandeur of this home continues outdoors with a magnificent back garden, easily accessed through side gates on either flank of the house, as well as direct entries from the utility room and kitchen. This expansive garden boasts diverse relaxation and entertainment spots, including several Indian stone patios - perfect for al-fresco dining or sun-soaking afternoons. A contemporary decking area invites leisurely lounging, while a secluded seating area at the garden's end promises tranquillity and privacy. The unique boudodrome, shaded with pergolas at both ends, is a standout feature, offering endless hours of enjoyment. Amidst these functional spaces, a sprawling lawn unfurls, dotted with lush shrubs and fruit-bearing trees, creating a verdant oasis for nature enthusiasts. Enclosed by a mix of sturdy wooden fencing and classic brick walls, this garden ensures both privacy and aesthetic appeal.

**Entertainment Room - 38' 4" x 8' 0" (11.7m x 2.45m)** Spanning the full length of the property and extending even further, this converted entertainment space is both expansive and captivating. Featuring striking floor-to-ceiling uPVC triple windows at the front, it bathes the interior in an abundance of natural light, accentuating the charming blend of brick and cladded

walls. Its exterior showcases an elegant wooden cladding, adding a touch of rustic allure. The room effortlessly serves multiple purposes, with dedicated areas for a bar, an office, and a games zone. A cosy corner log burner stands as a focal point, perfectly complemented by the room's robust wooden beams. Further smaller uPVC windows punctuate the side, ensuring light flow from every angle. Transitioning to the kitchenette, a tiled flooring sets the stage for practical amenities including a sink, under-counter freezer and a separate WC. A uPVC door offers direct access to the home's rear exterior, blending functionality with style in this exceptional space.

## Floorplans



TOTAL FLOOR AREA: 2610 sq.ft. (242.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.  
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Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D	66   D	78   C	
39-54	E			
21-38	F			
1-20	G			

## Additional Information

Council Tax Band - G

Local Authority - Sefton Council

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.