



Clay Drive, Melling, Liverpool, L31 1FA

£330,000

Grosvenor Waterford are delighted to offer for Sale this Bellway four bedroom detached home, built to 'The Walnut' specification on Rainbow Fields, Melling. Bought in 2019 the spacious accommodation briefly comprises; entrance hall, lounge, dining kitchen and downstairs w.c.. To the first floor there are four good sized bedrooms, the master having ensuite and a family bathroom. Outside there is a south facing rear garden and open plan front with lawn and tarmac driveway leading to the detached garage. A fabulous family home on a particularly sought after development - early viewing recommended.



Entrance Hall

composite front door, radiator, laminate flooring, built in cupboard, stairs to first floor

Downstairs W.C.

white suite comprising; wash hand basin and low level w.c., radiator, laminate flooring, uPVC double glazed frosted window to front aspect

Lounge

18'7" (into bay) x 11'7" (5.68m (into bay) x 3.54m)
uPVC double glazed bay window to front aspect, radiator

Dining Kitchen

19'10" (max) x 14'7" (max) (6.06m (max) x 4.45m (max))
fabulous fitted kitchen with a range of base, wall and larder cabinets with complementary worktops, range of integrated Zanussi appliances (eye level oven, gas hob with extractor over, dishwasher and fridge freezer), integrated washing machine, two radiators, laminate flooring, uPVC double glazed window to rear aspect, uPVC double glazed french doors with glazed side panels to rear garden

First Floor

Landing

built in storage cupboard

Master Bedroom

12'9" x 9'10" (3.91m x 3.00m)
uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite

white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to side aspect

Bedroom 2

11'3" x 9'9" (3.44m x 2.98m)
uPVC double glazed window to rear aspect, radiator

Bedroom 3

7'9" x 9'10" (2.37m x 3.01m)
uPVC double glazed window to rear aspect, radiator, access to loft space

Bedroom 4

9'4" x 9'9" (2.86m x 2.99m)
uPVC double glazed window to front aspect, radiator

Family Bathroom

6'8" x 6'4" (2.05m x 1.95m)
white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to side aspect

Outside

South Facing Rear Garden

two timbers decks (one with concrete foundation for addition of a garden structure), lawn with established borders, shed, gated access to side driveway

Front Garden

open plan front with lawn, gravelled borders and tarmac driveway leading to the detached garage

Detached Garage

up and over door, power and light

Additional Information

Tenure : Freehold
Council Tax Band : E
Local Authority : Sefton

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		