



**BerkeleyShaw**

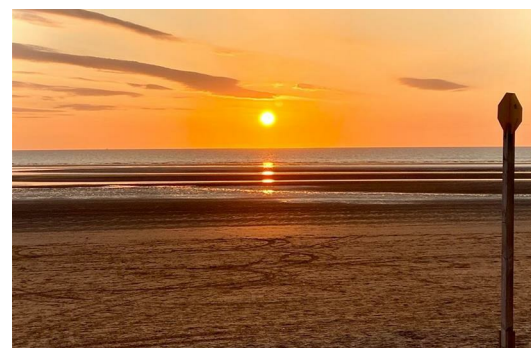
## 5 Dunes Drive, Liverpool, L37 1PE

Asking Price £865,000

The property is set within a large plot with a professionally landscaped maturing east facing sunny garden, complete with privets to the rear aspect and large Porcelain tiled patio areas which benefit from sun all day and complemented by a hip roof extension, allowing for ample natural light to flood the interior. The property offers generous bloc paved driveway with off street parking for several vehicles, along with a double-skinned block garage for added convenience & storage. The home is equipped with LED lighting and professionally installed underfloor heating with individually controlled rooms including drying room/towel rails.

The bungalow boasts underfloor heating throughout, ensuring a warm atmosphere during the cooler months. The heart of the home is the stunning kitchen/living/dining room with beautiful adjoining lounge which can be opened up for entertaining. Featuring elegant quartz worktops, a central island with an induction hob, and top-of-the-line AEG appliances, including a double oven and microwave. The kitchen is further enhanced by a hot water tap and three fridges, making it a chef's dream. The lounge area includes media unit with fireplace and tri-folding doors to the patio. The utility/laundry keeps appliances out of the way and offers a heated drying cupboard.

The master bedroom suite includes an ensuite bathroom with both bath and double wet room style shower, dressing room area and bedroom with sky lantern and bi-folding doors. Two further ensuite bedrooms compliment the expansive accommodation and a separate WC off the spacious hallway provided for guests.



# Hall

## Kitchen/Living/Dining Room

32'1" x 19'4" (9.80 x 5.90)

## Lounge

17'0" x 13'1" (5.20 x 4.0)

## Utility/Laundry

11'6" x 8'2" (3.53 x 2.50)

## WC Guest

6'11" x 2'10" (2.12 x 0.87)

## Bedroom 1

35'5" x 11'0" (10.80 x 3.37)

## Ensuite Bathroom 1

11'3" x 7'2" (3.44 x 2.20)

## Bedroom 2

17'1" x 16'4" (5.21 x 4.98)

## Ensuite 2

8'3" x 6'3" (2.52 x 1.92)

## Bedroom 3

15'10" x 13'10" (4.84 x 4.24)

## Ensuite 3

6'5" x 6'4" (1.98 x 1.95)

## Garage

16'0" x 8'5" (4.90 x 2.58)

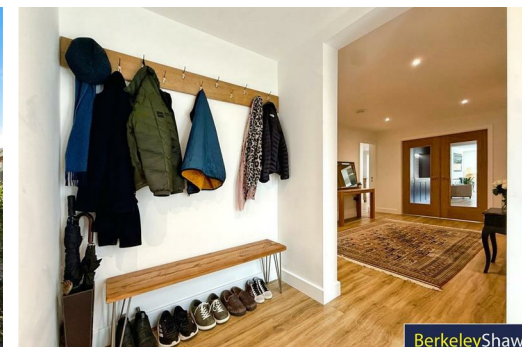
GROUND FLOOR  
2400 sq.ft. (223.0 sq.m.) approx.



TOTAL FLOOR AREA: 2400 sq.ft. (223.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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