



**BerkeleyShaw**  
REAL ESTATE

**14 Derby Road, Liverpool, L37 7BW**

**£1,900,000**

Situated on one of Formby's most prestigious residential roads, this impressive detached home offers exceptional space, refined style and excellent privacy. Its enviable location places Formby Beach, the National Trust Red Squirrel Reserve and the highly regarded Formby High School catchment all within easy reach, making an ideal choice for families seeking both convenience and coastal living.

Set behind electric wrought-iron gates on a generous 0.28-acre plot, the property provides nearly 5,000 sq ft of beautifully finished accommodation that has been extensively remodelled and extended to create a contemporary family residence featuring five double bedrooms, four bathrooms, four reception rooms and a high-quality garden office.

The double-height galleried entrance hall has the WOW factor creates a memorable first impression, leading to a range of versatile living spaces including a formal lounge, snug/cinema room, gym and an outstanding open-plan kitchen, dining and living area. Designed with twin kitchen islands, premium fittings and expansive bi-folding doors that open onto the south-facing garden, this space forms the centre of everyday family life. A stylish ground-floor shower room is conveniently positioned beside the gym.

Upstairs, the vaulted principal bedroom suite offers generous proportions, a Juliette balcony overlooking the private rear garden and a spacious en-suite bathroom. A second bedroom benefits from its own en-suite, complemented by a beautifully appointed family bathroom.

The rear garden has been thoughtfully landscaped for both entertaining and relaxation, featuring extensive terraces, a covered hot tub area and a well-maintained lawn framed by mature trees. The bespoke garden office



## Entrance Hall

## Snug Lounge/Cinema Room

15'8" x 14'9" (4.80 x 4.50)

## Lounge

22'11" x 20'11" (7.0 x 6.40)

## Gym

22'11" x 15'1" (7.0 x 4.60)

## Shower Room

15'1" x 9'6" (4.60 x 2.90)

## Boiler Room

10'5" x 7'6" (3.20 x 2.30)

## Utility

9'10" x 9'2" (3.0 x 2.80)

## Garage

21'7" x 10'5" (6.60 x 3.20)

## Kitchen/Living/Dining

34'9" x 29'2" (10.60 x 8.90)

## Principal Bedroom

19'8" x 15'1" (6.0 x 4.60)

## Ensuite (Bedroom 1)

## Bedroom 2

15'8" x 14'9" (4.80 x 4.50)

## Ensuite (Bedroom 2)

## Bedroom 3

15'5" x 13'1" (4.70 x 4.0)

## Bedroom 4

15'5" x 13'5" (4.70 x 4.10)

## Family Bathroom

12'1" x 11'1" (3.70 x 3.40)

## Garden office

18'8" x 12'1" (5.70 x 3.70)

## First Floor Galleried Landing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	81	84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
3149 sq ft. (292.6 sq.m.) approx.

1ST FLOOR  
1707 sq ft. (158.6 sq.m.) approx.



TOTAL FLOOR AREA: 4857sq ft. (451.2 sq.m.) approx.  
Whilst every care has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows, rooms and other features are approximate. Accuracy is not guaranteed and no liability is taken for any errors, omissions or inaccuracies. Prospective buyers are advised to make their own measurements. Berkeley Shaw Real Estate Ltd. is not responsible for any inaccuracies in the floorplan.

As to plan, the floorplan is not to scale.

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