



## 14 Derby Road, Liverpool, L37 7BW

£1,900,000

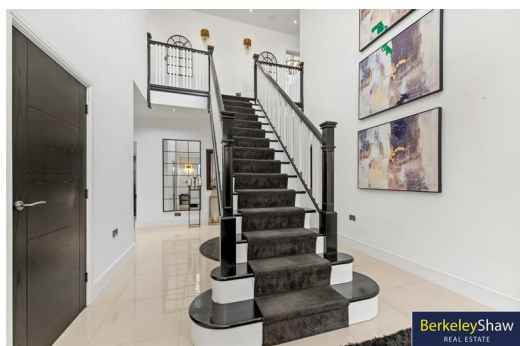
Situated on one of Formby's most prestigious residential roads, this impressive detached home offers exceptional space, refined style and excellent privacy. Its enviable location places Formby Beach, the National Trust Red Squirrel Reserve and the highly regarded Formby High School catchment all within 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

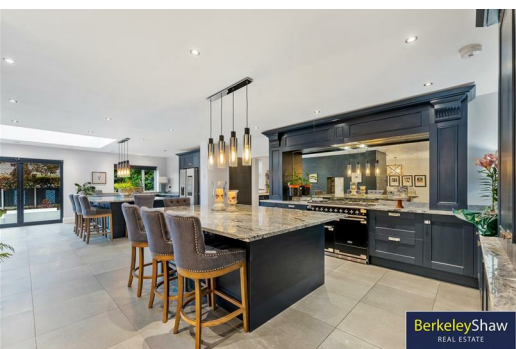
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	

GROUND FLOOR  
3349 sq.ft. (309.8 sq.m.) approx.

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



TOTAL FLOOR AREA - 4857sq.ft. (451.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the footprints contained herein, measurements of floors, sections, areas and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, colours and descriptions shown have not been tested and no guarantee can be given for their accuracy or otherwise.  
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