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Belvedere
6 Victoria Road | Formby | L37 7AG

FINE & COUNTRY

BELVEDERE





WITHOUT doubt one of the most exciting and luxurious new build properties to come to market, Belvedere isn't just a home, it's a lifestyle...

Enjoying a prestigious setting within one of Formby's most sought after roads, the property boasts the ultimate in indoor and outdoor open plan living, five fabulous bedrooms and five magnificent bathrooms, all spread over three incredible storeys.

This bespoke property has been built to the highest of standards making viewing a must in order to truly appreciate the accommodation and interior design on offer within.

Secure electric gates, manicured lawns, ample off-road parking and a stunning tree-lined path complete with Corinthian pillars, help to set the opulent tone of the property which continues throughout.

The house itself is entered through a solid wood, high security door which opens into an impressive, triple height hallway with marble flooring and a feature contemporary staircase with glass balustrades.

Leading off from here, there are double doors to the side rooms and glazed doors opening onto the fantastic open plan entertaining/living area to the rear of the property. Included within this fantastic space is a simply beautiful bespoke kitchen fitted to the highest of standards and an exceptionally spacious living, dining and entertaining area, which undoubtedly forms the hub of this incredible home.





Moving up to the first floor, the galleried landing gives access to the superb guest suite, bedroom three and the all-important master suite which runs the entire width of the property and comprises a generously proportioned bedroom, an attractive His and Hers dressing room and luxury en-suite bathroom with His and Hers sinks, walk-in steam shower and feature teardrop bath.

To the second floor, there are a further two bedrooms both with personal bathrooms. All the bathrooms have been completed to the highest of standards including either walk-in showers or teardrop baths and are finished in Carrera marble. All come with their own dressing areas.

And the attention to detail doesn't end there. The outside is just as luxurious with a fabulous outdoor heated pool with electric cover, all weather grass, a wonderful pavilion with glass atrium roof and a number of generous patio areas ideal for al fresco entertaining or just chilling out.



Ground Floor

Entrance hall

Entered via solid wood security door; central staircase with glass balustrades, fully tiled marble floor double glazed doors to cinema room and formal sitting room, solid wood door to cloakroom, double doors with glazed side panel to living area.

Cloakroom

Fitted with 2-piece suite comprising low level wc, cantilevered basin, fully tiled floors and walls.

Sitting room

Front facing sitting room with 3 full length sash windows, cove ceiling, central chandelier, luxurious fitted carpet, television and integrated Sonos speakers.

Cinema room

Front facing with 3 full length sash windows fitted with black out blind and curtains, spot lighting and LED uplighters, drop down cinema screen and projector as well as integrated Sonos surround sound.

Entertaining/Living area

Running the full width of the property and split into 3 different areas all with zonal Sonos sound system.

Living area: Fitted with a selection of bespoke cabinets and display cases, inset carpet, tiled marble flooring, spot and LED lighting, floor to ceiling window overlooking pool and gardens.

Dining area: With inset circular carpeting, tiled marble floor; circular LED lighting and chandelier, French doors opening onto rear garden and pool.

Kitchen: Fitted with a range of bespoke solid wood cabinets and draws, Carrera marble worktops with underslung sink and instant hot water tap. Integrated teppanyaki NEFF hot plate, SMEGG fryer; NEFF induction hob with silent running extractor over. Eye level NEFF ovens, microwave and coffee machine. Triple AEG glass fronted wine coolers and fridges. NEFF dishwasher. Large breakfast bar; floor to ceiling windows overlooking garden and pool. Spot and LED lighting and door leading onto:

Utility room

Fitted with a selection of bespoke floor and larder units, plumbing for washing machine and dryer, tiled flooring, spot lighting and door to side.













1st floor

Landing

Galleried landing with wood hand rail and glass balustrade, spot lighting, carpeted flooring, windows to front, airing cupboard, stairs to 2nd floor and doors accessing three bedrooms.

Master Suite

Master Bedroom: oversized double bedroom with windows overlooking garden and pool. Spot lighting and LED uplighter. Carpeted flooring, integrated sound and vision, double mirrored doors leading onto:

Master Dressing room: a true his and hers dressing room

fitted with a selection of bespoke hanging rails, shelves, display cases and draws, central seating area, spot and low level lighting, double mirrored doors leading onto:

Master personal bathroom

Fitted with Carrera marble flooring and tiled walls, his and hers sinks with marble shelves under fitted mirrors over; heated towel rails, walk-in steam shower with tiled seating, tear drop bath, spot lighting and window to rear.

Guest suite

Guest Bedroom: Double bedroom overlooking the front of the property with 2 sash windows, carpeted flooring, spot lighting, integrated sound and vision and doors to en-suite shower room and dressing room.

Dressing room: Fitted with a selection of bespoke hanging rails, shelves and draws, carpeted flooring, spot and low level lighting.





Guest en-suite: Fitted with 3-piece suite comprising of walk-in multi jet shower; cantilevered sink with vanity unit under and mirror above, low level WC, fully tiled floor and walls, heated towel rail and spot lighting.

Bedroom 3

Double bedroom overlooking the front of the property with 2 sash windows, carpeted flooring, spot lighting, integrated sound and vision and doors to en-suite shower room and dressing room.

Bedroom 3 dressing room

Fitted with a selection of bespoke hanging rails, shelves and draws, carpeted flooring, spot and low level lighting.

Bedroom 3 en-suite

Fitted with 3-piece suite comprising of walk-in shower; cantilevered sink with vanity unit under and mirror above, low level WC, fully tiled floor and walls, heated towel rail and spot lighting.

2nd floor

Landing

Large mirrored fronted storage cupboard.

Bedroom 4

Double bedroom overlooking the front of the property with dormer window, carpeted flooring, spot lighting, integrated sound and vision and doors to en-suite shower room and dressing room.

Bedroom 4 Dressing room

Fitted with a selection of bespoke hanging rails, shelves and draws, carpeted flooring, spot and low level lighting.

Bedroom 4 en-suite

Fitted with 3-piece suite comprising of tear drop bath, cantilevered sink with vanity unit under and mirror above, low level WC, fully tiled floor and walls, heated towel rail and spot lighting.

Bedroom 5

Double bedroom overlooking the front of the property with dormer window, carpeted flooring, spot lighting, integrated sound and vision and doors to en-suite shower room and dressing room.

Bedroom 5 Dressing room

Fitted with a selection of bespoke hanging rails, shelves and draws, carpeted flooring, spot and low level lighting.

Bedroom 5 en-suite

Fitted with 3-piece suite comprising of walk-in shower; cantilevered sink with vanity unit under and mirror above, low level WC, fully tiled floor and walls, heated towel rail and spot lighting.











Outside

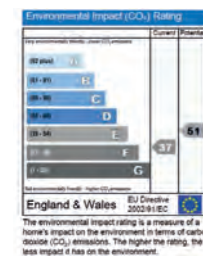
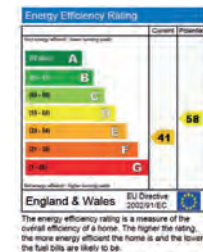
To the front the property is entered via double electric gates leading to a block paved driveway with parking for up to 6 cars, limestone footpath, formal lawn with automated sprinkler system all lined with established topiary shrubs. To the rear of the property there is an exceptional heated outdoor infinity swimming pool with limestone surround and patio area, low maintenance all weather grass, and limestone footpath leading to:

Pavilion

Separate heated pavilion with atrium roof, double sliding doors, fitted with under counter fridges and wired for sound and vision.



Registered in England and Wales
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FINE & COUNTRY

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