

GUILDHALL

SALES & LETTINGS



4 Bores Meadow

Standish, Wigan, WN1 2XA

Offers Over £1,100,000



A TRULY EXCEPTIONAL DETACHED FAMILY HOME

Welcome to this exquisite four-bedroom detached family home, nestled in an exclusive close with only a select few similar properties. Immaculately maintained and presented to the highest of standards, this home offers a perfect blend of luxury and comfort. Featuring a gated driveway and double garage, the property is set on a generous plot with beautifully landscaped gardens. Inside, you'll find four double bedrooms, each with ensuite facilities, three versatile reception rooms, and a stunning contemporary kitchen/family room that opens out through bi-folding doors to the rear garden, creating a seamless indoor-outdoor living experience. Situated in the desirable area of Standish, this property is ideally suited for a growing family looking for their forever home. The location offers a peaceful and exclusive environment while being conveniently close to local amenities, schools, and transport links. This home truly stands out with its exceptional design, high-quality finishes, and thoughtful layout, making it a perfect choice for those seeking a luxurious and comfortable lifestyle.

Don't miss the opportunity to make this dream home yours!



Ground Floor

Underfloor heating throughout

Entrance

Hall 19'7 x 13'1 (5.97m x 3.99m)

Two hard wood double glazed windows, smoke detector, tiled flooring, under floor heating and the staircase to the first floor.

Reception Room One 17'11 x 13'6 (5.46m x 4.11m)

Five hard wood double glazed windows, smoke detector, log burner with a granite hearth, tiled flooring and under floor heating.

WC 6'7 x 3'2 (2.01m x 0.97m)

Hard wood double glazed frosted window, central heated towel rail, fully tiled elevations, dual flush WC, vanity top wash basin with mixer tap, illuminated mirror, extractor fan, and tiled flooring.

Reception Room Two 13'10 x 11'6 (4.22m x 3.51m)

Hard wood double glazed barn window, tiled flooring and under floor heating

Reception Room Three 13'6 x 12'10 (4.11m x 3.91m)

Two door Bi-fold doors, tiled flooring and underfloor heating.

Kitchen / Family Room 17'5 x 13'10 (5.31m x 4.22m)

Two door bi-fold doors, wood panel wall and base units with island and breakfast bar with granite worksurfaces, steamer, microwave, 4 ring induction hob extractor fan, tiled splash backs, sink drainer and filtered instant boiling water mixer tap, fridge and freezer, pull larder, tiled flooring, underfloor heating

First Floor

Underfloor heating throughout

Utility 10'1 x 8'8 (3.07m x 2.64m)

Two hard wood double glazed windows, wall and base units, plumbing for a washing machine and dryer, composite sink drainer with mixer tap, integrated fridge freezer, tiled flooring, under floor heating and extractor fan

Study Room 9'7 x 7 (2.92m x 2.13m)

Two hard wood double glazed windows, tiled flooring and underfloor heating

Landing 14'4 x 13'2 (4.37m x 4.01m)

Two hard wood double glazed windows, smoke detector and under floor heating.

Bedroom One 17'2 x 13'10 (5.23m x 4.22m)

Four hard wood double glazed windows, smoke detector, fitted wardrobes, tiled flooring and under floor heating

En-suite 13'1 x 8'21 (3.99m x 2.44m)

Hard wood double glazed frosted window, central heated towel rail, WC, vanity wash basin with mixer tap, freestanding bath with Belfast mixer taps, walk in double shower enclosure, extractor fan, tiled flooring, underfloor heating, fully tiled elevations and illuminated mirror.

Bedroom Two 13'5 x 11'5 (4.09m x 3.48m)

Three hard wood double glazed windows, fitted wardrobes, tiled flooring and under floor heating

En-suite 7'2 x 5'6 (2.18m x 1.68m)

Hard wood double glazed frosted windows, central heated towel rail, WC and a vanity wash basin with mixer tap, corner shower enclosure with direct feed shower, illuminated mirror, fully tiled elevations, tiled flooring with underfloor heating

Airing Cupboard 6'3 x 5'8 (1.91m x 1.73m)

Hot water tank and hanging space.

Bedroom Three 12'10 x 11'2 (3.91m x 3.40m)

Three hard wood double glazed windows, fitted wardrobes, tiled flooring and under floor heating

En-suite 7'2 x 3'91 (2.18m x 0.91m)

Hard wood double glazed frosted window, central heated towel rail, WC and a vanity wash basin, direct feed rain fall shower enclosure, extractor fan, fully tiled elevations, tiled flooring, heated flooring

Bedroom Four 12'9" x 32'9"36'1" (3.91m x 10'11)

Three hard wood double glazed windows, smoke detector, tiled flooring, under floor heating and fitted wardrobes.

En-suite 8'6 x 3'9 (2.59m x 1.14m)

Hardwood double glazed frosted window, central heated towel rail, WC and a vanity wash basin with mixer tap, direct feed rainfall shower enclosure extractor fan, fully tiled elevations, tiled flooring with underfloor heating.

Second Floor

Games Room / Gym 37'3" x 13'1" (11.37m x 3.99m)

6 Velux windows, spotlights and a smoke detector.

Front External

Gated driveway and detached double garage.

Rear External

Laid to lawn garden, Indian stone paving, composite decking and perimeter hedging.

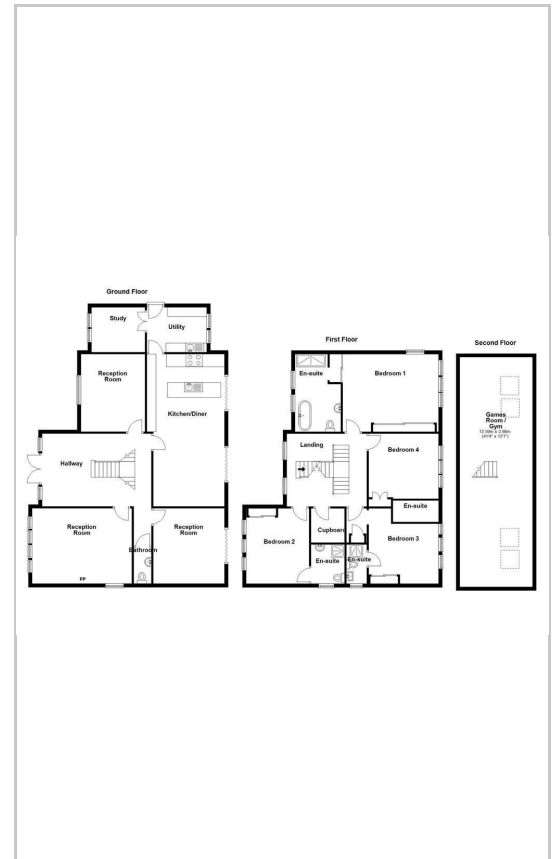
Garage

2x remote controlled up and over doors.

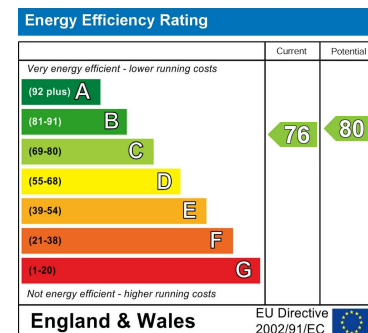
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>