

FOR SALE

77, Old Pepper Lane, Standish, WN6 0PL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Luxury detached family home finished to the highest of standards throughout.



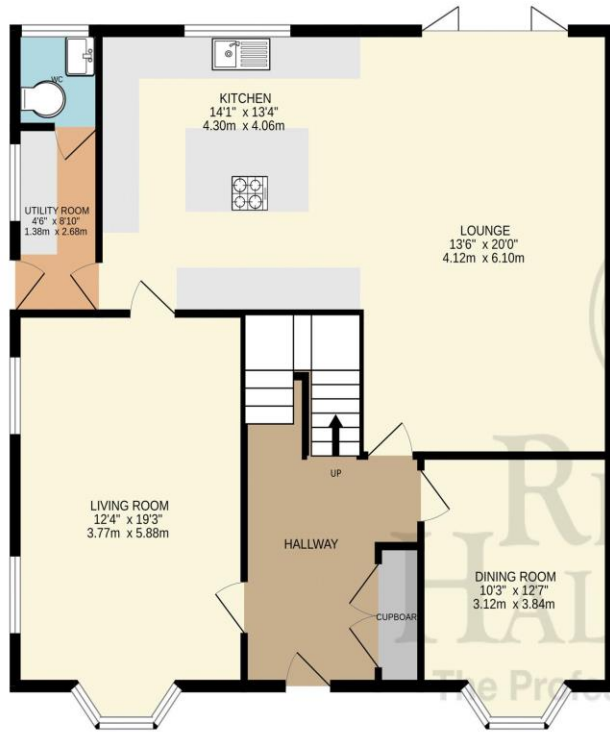
- Stunning detached family home
- Luxury, high spec finish throughout
- Sleek, fitted kitchen diner
- Beautifully manicured garden
- 4 bedrooms / 3 reception rooms
- Superior open plan design
- Highly coveted setting
- 1909 SQFT

This stunning detached family home boasts an inspirational open plan design with beautiful living and entertaining space and a luxurious interior with stunning fixtures and fittings throughout. Enviably located in a highly sought after semi-rural location just outside of Standish Village on Old Pepper Lane and conveniently situated for the motorway networks plus the area's outstanding schools, the house enjoys lovely aspects to the front and benefits from superb living space with a unique contemporary design including a truly magnificent kitchen with feature breakfast island leading into a wonderfully bright family room with aluminium bi-folding doors and a feature gas fire. There is also a superb living room and separate dining room all finished to an exceptionally high standard with high quality Karndean flooring. The hallway and landing are also notable with solid wooden internal doors and a bespoke solid Oak and glass staircase. Upstairs there are four good sized bedrooms with a luxury master bedroom with dressing room and ensuite and a family bathroom. The fourth bedroom is currently being used as an office. Both bathrooms have a high end boutique finish. Outside the gardens have been landscaped and the house has been rendered with K Render and features attractive architect designed pitched windows and contemporary dark slate and black PVC windows creating a striking and impressive facade. There is a farmhouse style gate providing access to the side and front of the house for ample off road parking. The rear has been designed for a family with lawn area and outside stone patio for outside living as well as a completely private area to the other side of the house. This home displays a quality of accommodation rarely seen on the open market and is superior to anything in the Standish village right now. Early viewings are highly recommended on this exceptional family home.

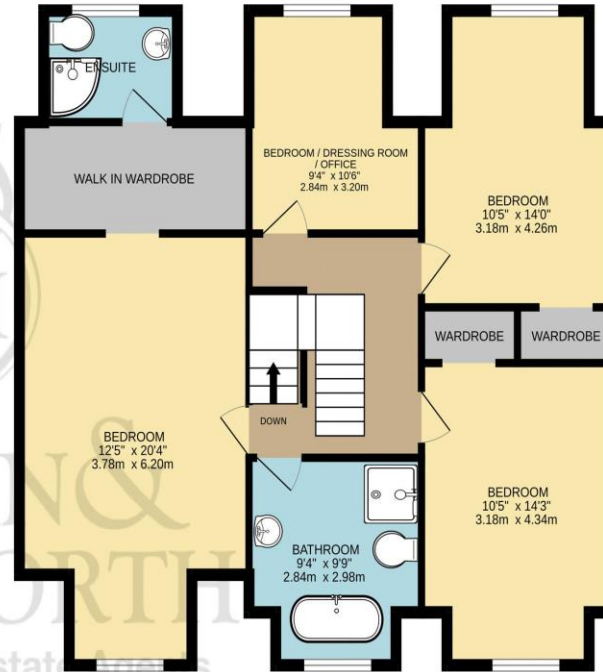




GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.

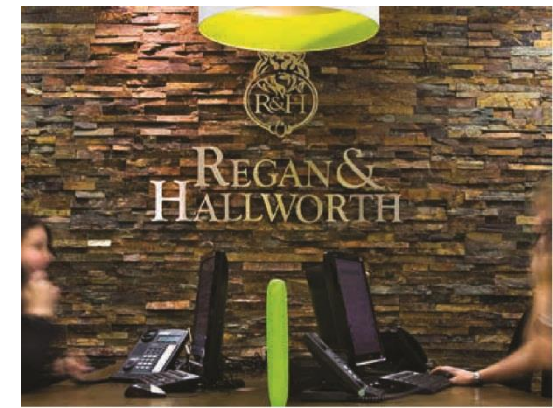


1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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