

FOR SALE

9, Duddon Close, Standish , WN6 0UJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



9, Duddon Close, Standish , WN6 0UJ

Exceptional four bed detached family home located on a modern development in Standish.



- Exceptional detached family home
- Large open plan kitchen / dining / family room
- Family bathroom and en-suite
- Close to schools and amenities
- Spacious and versatile accommodation
- Four excellent sized bedrooms
- Large gardens / driveway / double garage
- 2044 SQ. FT.

This is an exciting opportunity to purchase a large, four bed detached home located on a quiet and popular development across from Ashfield Park in Standish. Duddon Close has been finished to a high standard throughout and has the added extra of a large extension to the rear creating a superb and desirable open plan family space. The property is situated on a large plot with OPEN COUNTRYSIDE to the rear along with offering gardens to the front and rear along with large driveway and double garage. There are a range of local amenities located in the village which are all easily accessible as are several outstanding schools for all ages, public transport links and the M6 motorway network. Duddon Close boasts just over 2000 square feet of contemporary space which in brief comprise of entrance hallway, cloak room wc, study / home office located to the front and then a spacious formal lounge / sitting room with window to the front and patio doors leading out to the gardens to the rear. To the rear of the property is the amazing open plan, kitchen, dining family room boasting a modern fitted kitchen offering a range of wall, base and drawer units along with appliances and breakfast bar / island. There is an amazing space then to house a dining table and a seating area with large sliding doors opening out onto the rear patio area. Up on the first floor there is a large double master suite with dressing room leading into an en-suite shower room, three more excellent sized bedrooms and then a formal four-piece family bathroom. Externally Duddon Close has a well-maintained lawn to the front with large driveway leading down to a detached double garage. To the rear there is a private and enclosed garden with lawn and large patio and open countryside beyond. Internal inspection is highly recommended to truly appreciate the properties size, finish and excellent location.

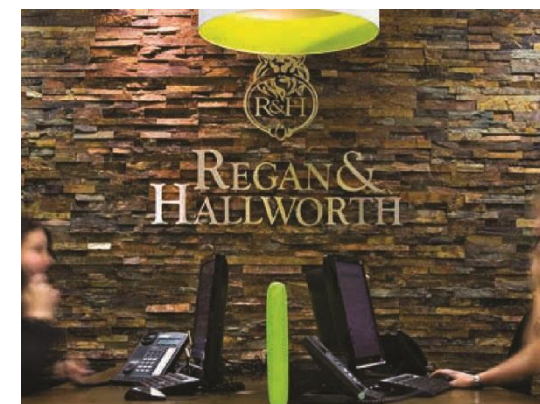




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TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.

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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