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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>75</b>	

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bores Meadow, Standish, WN1 2XA

### £1,200,000

AN ENVIABLE DETACHED HOME - PRESENTED TO THE HIGHEST STANDARD

Nestled on the serene Bores Meadow in Standish this exquisite detached family home is a true gem waiting to be discovered. Situated within a peaceful gated community boasting only a select few prestigious homes, this property exudes elegance and sophistication.

Spanning three impressive floors, this residence offers ample space with six generously sized bedrooms, five of which boast luxurious ensuite facilities. The three reception rooms are tastefully designed to provide versatility and adaptability, catering to the evolving needs of a growing family.

Step outside into the expansive gardens adorned with Indian stone paving and composite decking, leading to a charming bar and hot tub area - the ideal setting for entertaining loved ones. A standout feature of this home is the striking open plan kitchen/family room, complete with a high-end kitchen and a stunning family room illuminated by full-height windows and bi-folding doors that seamlessly connect to the lush garden.

This property is not just a house; it's a sanctuary where luxury meets comfort, offering a lifestyle of sophistication and tranquility. Don't miss the opportunity to make this dream home your reality.

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# Bores Meadow, Standish, WN1 2XA

£1,200,000



- Beautifully Presented Detached Property
- Three Reception Rooms
- Off Road Parking & Two Storey Garage
- EPC Rating: C

- Six Bedrooms
- Five En Suite Facilities
- Freehold

- Contemporary Open Plan Living Kitchen
- Laid To Lawn Garden With Bar & Hot Tub Area
- Council Tax Band G

## Ground Floor

### Entrance Hallway

21'6 x 16'1 (6.55m x 4.90m)

Composite double glazed entrance door, UPVC double glazed window, alarm system, wood effect flooring with underfloor heating, stairs to the first floor with oak and glass balustrade, understairs storage and doors to three reception rooms, kitchen and WC.

### WC

8'1 x 3'6 (2.46m x 1.07m)

Dual flush WC, vanity top wash basin, part tiled elevations, extractor fan and tiled flooring with underfloor heating.

### Reception Room Three

13'5 x 12'9 (4.09m x 3.89m)

UPVC double glazed window, media wall with inset fire, wood effect flooring with underfloor heating and UPVC double glazed French doors to the rear.

### Open Plan Living Kitchen

26'10 x 22'1 (8.18m x 6.73m)

Four UPVC double glazed windows, range of high gloss wall and base units with quartz surfaces, breakfast bar, Siemens twin ovens and combination oven in high rise units, five ring induction hob, extractor hood, stainless steel inset sink with drainer and mixer tap, integrated dishwasher, space for American fridge freezer, spotlights, tiled flooring with underfloor heating, open to the family room and door to the utility.

### Family Room

17'5 x 11'8 (5.31m x 3.56m)

Two UPVC double glazed windows, spotlights, tiled flooring with underfloor heating and UPVC double glazed bi-folding doors to the rear.

### Utility Room

9'4 x 8'1 (2.84m x 2.46m)

Co-ordinating units and worktops, stainless steel inset sink with drainer and mixer tap, plumbing for washing machine, space for dryer, tiled flooring with underfloor heating and composite double glazed door to the rear porch.

### Rear Porch

6'1 x 3'5 (1.85m x 1.04m)

UPVC double glazed door to the rear.

### Reception Room One

20'1 x 15'7 (6.12m x 4.75m)

UPVC double glazed window, inset fire, television point, underfloor heating and UPVC double glazed French doors to the rear.

### Reception Room Two

20'1 x 10'5 (6.12m x 3.18m)

UPVC double glazed window, UPVC double glazed box bay window and wood effect flooring with underfloor heating.

## First Floor

## Landing

UPVC double glazed window, Velux window, vaulted ceiling, stairs to the second flooring and doors to storage and four bedrooms.

### Bedroom One

22' x 18'4 (6.71m x 5.59m)

UPVC double glazed windows and French doors, television point, fitted wardrobes, underfloor heating and open to the dressing room.

### Dressing Room

14'6 x 7" (4.42m x 2.13m')

UPVC double glazed window, fitted wardrobes, spotlights, underfloor heating and door to the en suite.

### En Suite

11'9 x 9'7 (3.58m x 2.92m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, walk in direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

### Bedroom Two

26'7 x 15'7 (8.10m x 4.75m)

Two UPVC double glazed windows, television point, fitted wardrobes, underfloor heating and door to the en suite.

### En Suite

7'8 x 6'5 (2.34m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, extractor fan, spotlights and tiled flooring with underfloor heating.

### Bedroom Three

15'10 x 10'4 (4.83m x 3.15m)

UPVC double glazed window, fitted wardrobes, underfloor heating and door to the en suite.

### En Suite

10'5 x 3'9 (3.18m x 1.14m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, extractor fan, spotlights and tiled flooring with underfloor heating.

### Bedroom Four

14'2 x 10'8 (4.32m x 3.25m)

UPVC double glazed window, fitted wardrobes, underfloor heating and door to the en suite.

### En Suite

10'7 x 3'9 (3.23m x 1.14m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

## Second Floor

## Landing

Doors to two bedrooms and eaves storage.

### Bedroom Five

20'3 x 11'5 (6.17m x 3.48m)

Two Velux windows, spotlights, fitted storage and door to the en suite.

### En Suite

8'1 x 6'8 (2.46m x 2.03m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, extractor fan, spotlights and tiled flooring with underfloor heating.

### Bedroom Six

19'8 x 13'8 (5.99m x 4.17m)

UPVC double glazed window, Velux window, spotlights, eaves storage and underfloor heating.

## External

### Front

Driveway providing off road parking for numerous vehicles leading to the detached garage.

### Garage

18' x 17'3 (5.49m x 5.26m)

UPVC double glazed window, roller shutter door, door to the WC and stairs to the first floor.

### WC

7'2 x 2'6 (2.18m x 0.76m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin, tiled elevations and tiled flooring.

### Garage First Floor

17'1 x 13'10 (5.21m x 4.22m)

Two UPVC double glazed windows, electric fire and wood effect flooring. Ideal for use as an office, workshop or studio.

### Rear

Laid to lawn garden with composite decking, bar, hot tub, patios and bedding areas.

