



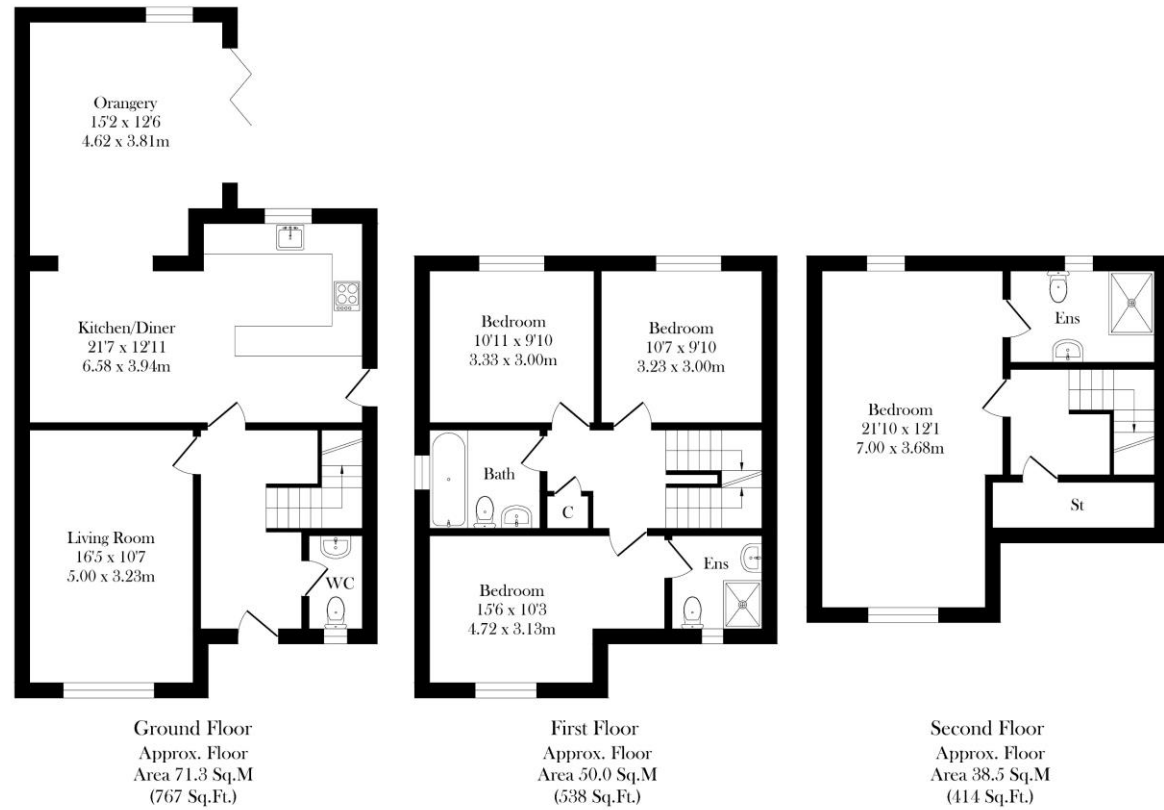
# TRACY PHILLIPS

## Estates

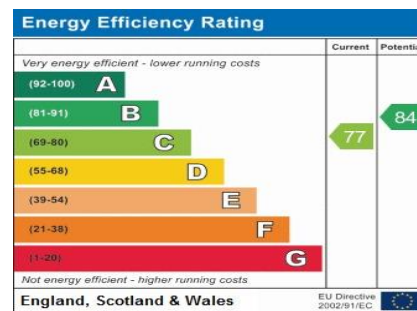


# TRACY PHILLIPS

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**Total Approx. Floor Area 159.8 Sq.M. (1720 Sq.Ft.)**  
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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Offers in Excess of £450,000

Stonemill Rise, Appley Bridge



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Occupying a choice position within this very well regarded residential development, this immaculately presented four bed modern detached property not only enjoys a superb plot, but has also been immaculately maintained and skilfully extended by our client since its construction by Dorbcrest Homes, a builder renowned for their excellent reputation and the quality finish of their homes. The addition of an amazing orangery to the rear has enhanced the already well-proportioned accommodation, which now extends to in excess of 1,700 square feet in total, as well as a detached garage, providing a stunning family home, decorated and improved by the current owners to include Thomas Sanderson shutters and electric blinds, and new flooring throughout the home in the last two years. The development is situated just off Mill Lane in the prestigious village of Appley Bridge, an area which successfully blends the benefits of living amidst pretty local countryside with the convenience of being within easy reach of all that modern day living requires, with the bustling village centre of Standish with its host of local shops and amenities only a short drive away, and the motorway network closer still, ensuring major commercial centres such as Manchester and Liverpool can be reached within a reasonable commute.

The accommodation briefly comprises of a welcoming reception hallway with a spindled staircase to the first floor and a handy two piece cloakroom/WC. The sizeable living room, which is filled with natural light provides a cosy atmosphere. To the rear of the home there is an extensive family dining kitchen, which has been remastered to include an amazing and beautifully crafted orangery which includes underfloor heating, an illuminated lantern roof and Bi fold doors opening into the sunny South facing private garden. The kitchen is comprehensively fitted with an extensive range of high-gloss wall and base units with contrasting work surfaces, as well as being equipped with a host of quality appliances, including electric oven, gas hob with extractor canopy, space for freestanding fridge/freezer, dishwasher and washing machine. There is excellent space for dining and relaxing and the real hub of a family home.

The first floor provides three excellent good-sized bedrooms, one with an additional en-suite shower room. The remainder of the family are well catered for by the main house bathroom, which is fitted with a three-piece suite in classic white, comprising of WC, wall-mounted wash hand basin and panelled bath with overhead shower. The second floor reveals the home's master bedroom, a beautiful haven which provides an excellent sized room featuring a separate dressing area and a recently redesigned and enhanced en suite shower room, complete with Hansgrohe fittings and Porcelanosa tiles. There are stunning countryside views via a Velux window towards Ashurst Beacon to the rear and this light filled room, via its double aspect, is a tranquil space for the occupiers.

Externally, this attractive home features a tarmac driveway with parking, immaculate lawns and access to the garage. The beautifully presented South facing rear garden is private and secure, with a wrap around Bradstone porcelain tiled patio, ideal for outdoor dining and providing that all-important space on which to soak up some sunshine. Lawned areas complete this lovely space.

We would highly recommend an internal inspection of this beautiful home to appreciate the style, standard and quality of this ready to move in to perfect family home.





