



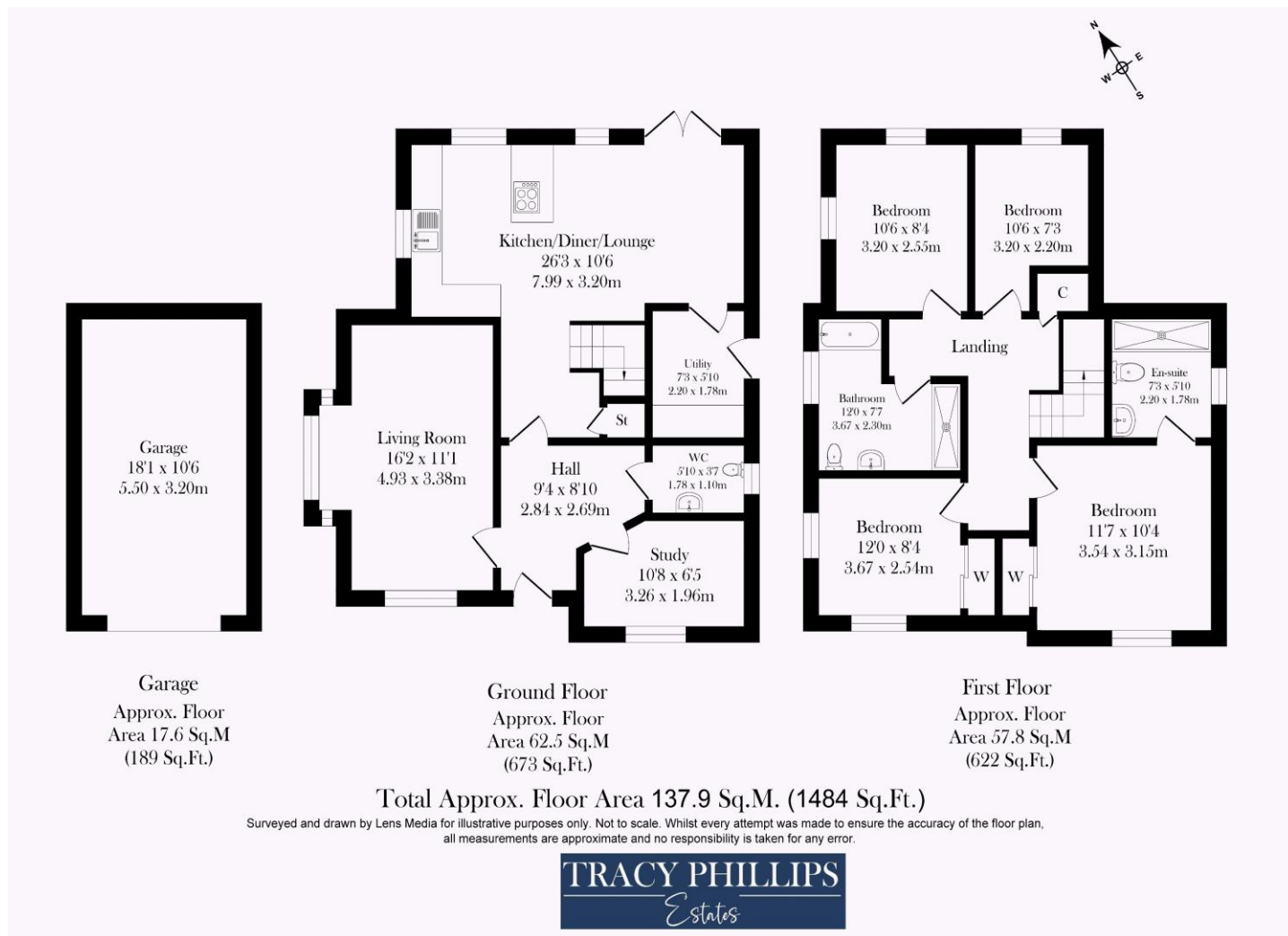
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

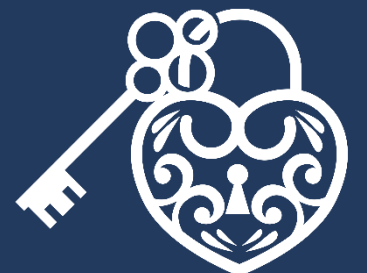
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Offers Over £400,000

Bullrush Meadow, Standish

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We are delighted to bring to the market this immaculately presented, four bedroom detached home which is ready to move into immediately and has been finished to a very high standard. This home is a true testament to the owner's great taste. With approx. 1500 sq ft of living accommodation plus a detached brick built garage this is a must view home which also has the benefit of overlooking a nature reserve to the front. Whilst this is a semi-rural location with many lovely walks straight from your door, the village of Standish is only a stone's throw away. Standish village has an array of shops, cafes and bars as well as Ofsted outstanding schools.

On entering the accommodation, the front door opens into a large hallway with a porcelain tiled floor. The elegant, spacious lounge is filled with natural light from dual aspect windows. To the front there is a large study/second reception room. There is a downstairs cloakroom which comprises a w.c and hand wash basin with complementary porcelain tiled flooring. The spacious and stunning large kitchen/dining room is flooded by natural light from the windows and the French doors that lead into the garden. The kitchen is fitted with gloss wall and base units with complementary quartz worksurfaces and porcelain tiled flooring. The integrated appliances consist of an electric hob, electric ovens and dishwasher. There is also a large storage cupboard in this room. Flowing from the kitchen is a very practical utility room, the fitted units house the gas boiler and washing machine and there is an external door allowing access to the side of the property.

To the first floor there are four bedrooms. The spacious, tasteful, master bedroom is to the front with fitted wardrobes and enjoys access to the large en-suite bathroom. With stunning tiling, the ensuite comprises a large step in shower, vanity sink unit and w.c. The second bedroom is also a large double and is to the front of the property with dual aspect windows and fitted wardrobes. The third bedroom to the rear is also a large double with windows to two aspects and is currently used as a dressing room. The fourth bedroom is a large single bedroom to the rear. The family bathroom comprises a four-piece suite including a large walk-in shower, bath, vanity sink unit and w.c with complimentary tiling.

Externally, the stunning rear garden has been landscaped with patio, pathways, a raised lawn area with and a lovely gazebo, this is a great space to enjoy alfresco dining. This property was built in 2020 and is a Freehold property, with a NHBC in situ until 2030.

The property is offered with **NO CHAIN** and internal viewing is absolutely essential in order to appreciate.





