



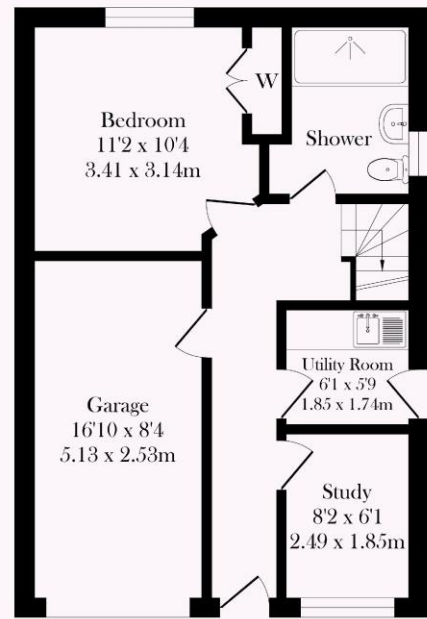
# TRACY PHILLIPS

## Estates

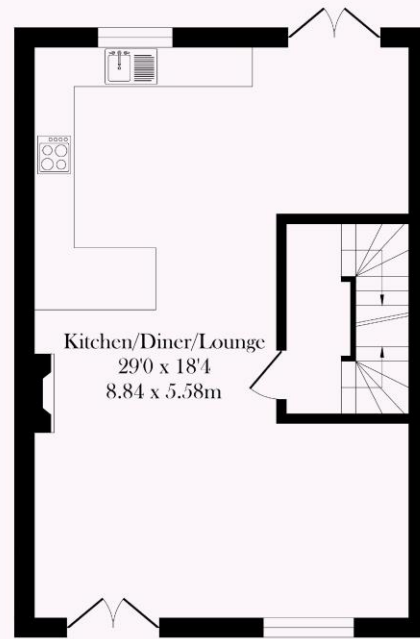


# TRACY PHILLIPS

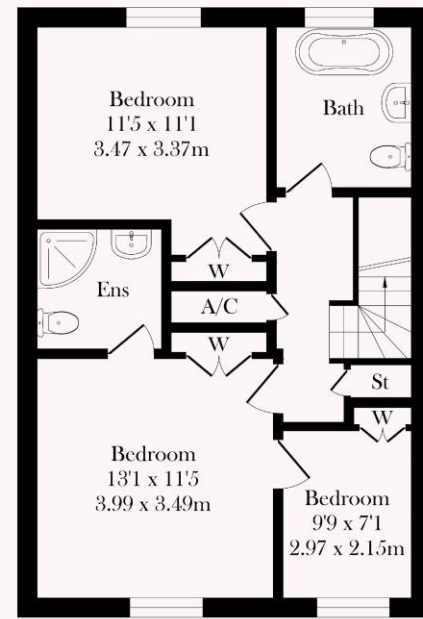
## Estates



Ground Floor  
Approx. Floor Area 49.1 Sq.M (529 Sq.Ft.)



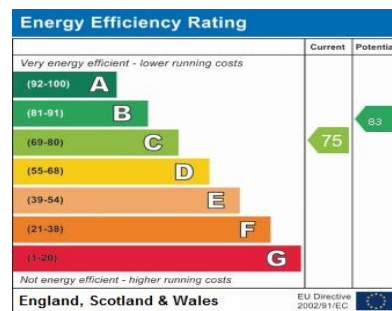
First Floor  
Approx. Floor Area 49.1 Sq.M (529 Sq.Ft.)



Second Floor  
Approx. Floor Area 49.1 Sq.M (529 Sq.Ft.)

**Total Approx. Floor Area 147.3 Sq.M. (1587 Sq.Ft.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



01257 422228

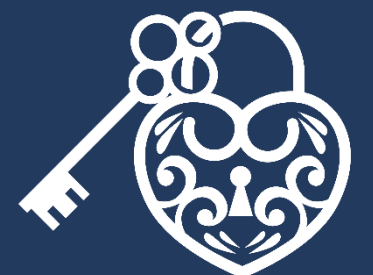
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £340,000

Bentham Place, Standish

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Contemporary, stylish and spacious living at its best. Arranged over three floors this generous detached home extends to an impressive 1587 sq ft of living space, perfect for modern families and positioned on a quiet cul de sac overlooking a small woodland to the front. This fabulous property has been upgraded throughout from its original specification both internally and externally with additional extras including upgraded bathroom suites, windows, recently landscaped gardens, new internal doors and column radiators, wood burner and window shutters, and really is an example of a home ready to move in to, complete with modern touches, stylish décor and flair of presentation.

The accommodation briefly comprises an entrance hall at ground level which leads in to a dedicated study, the integral garage (which is currently used as a home gym) and the fourth bedroom which is currently being used as a children's play room which also has its own dedicated shower room. The shower room has been transformed with a gorgeous vanity unit, mirrored throughout the other bathrooms in the home, a large walk-in double shower with subway tiling, and w.c. There is also a separate utility room housing the laundry facilities and with access to outside.

The first floor reveals an amazing open plan kitchen with family dining and living area all warmed by a central wood burning stove. A beautiful fitted media storage wall has been added in this area of the home offering perfect storage. The kitchen is fitted with a range of units in a beautiful blue with smart wooden worksurfaces. There are integrated appliances including a fridge/freezer and a stunning Rangemaster freestanding cooker with overhead extractor. There is access directly out to the rear garden, perfect for alfresco dining and the lounge area features a Juliet window overlooking the woodland area to the front of the home.

The second floor reveals three bedrooms with the main bedroom including a stylish en suite shower room and there is also a family bathroom. Both bathrooms have been upgraded to include stylish vanity units with the en suite including a corner shower and the main bathroom featuring a beautiful slipper bath. Bedroom one features built-in storage and leads into the smaller bedroom, which is currently used as a nursery but would work equally well as a dressing room if needed or very easily reinstated to the fourth bedroom.

Externally, there is double driveway parking to the front of the home leading to the garage and to the side of the property whilst the rear garden is of a good size and has just recently been completely landscaped to include a smart porcelain tiled area, complete with access from the kitchen, new maintenance-free composite decking, new fencing and raised beds, and newly laid lawns.

Viewings of this delightful home, in turn key condition, are now welcomed.

