



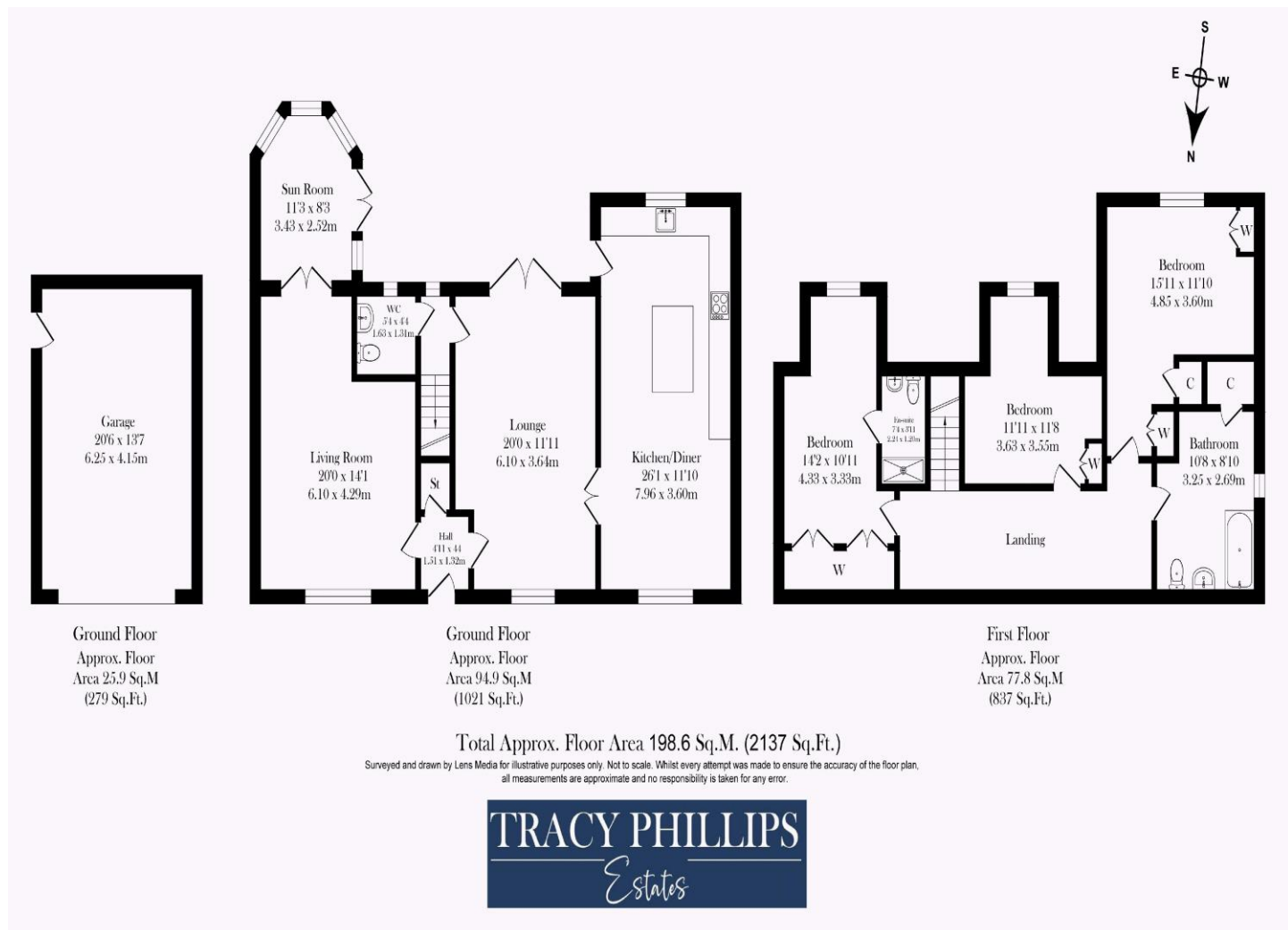
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

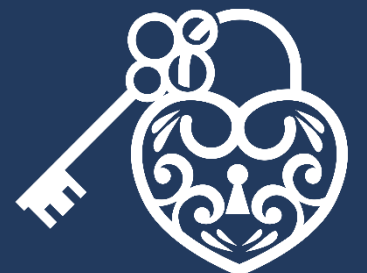
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Asking Price: £375,000

Pepper Lane, Standish

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Offering much more than first meets the eye, this exceptionally deceptive family home offers a generous floorplan covering in excess of 2137 sq ft of immaculately presented and beautifully appointed accommodation. This stylish home is an ideal property in which to raise a family with attention to detail and quality fixtures and fittings evident throughout.

The accommodation briefly comprises an entrance hallway which has a handy store for coats and leads to the two main reception rooms which both run from the front to the rear of the property and overlook the private and sunny rear garden. Both reception rooms extend to approximately 20'. The living room is located to the left-hand side of the home and centres around a beautiful feature fireplace housing a gas stove set in an exposed brick fireplace. This room leads to an additional tranquil garden room which overlooks the garden and homes a beautiful Morso contemporary wood burning stove with slate backdrop, inset lighting and Karndean flooring. The main lounge also flows from the front to the rear of the home and is filled with natural light via the double aspect windows and French doors leading to the garden. The Karndean flooring continues through this room and into the kitchen which has double doors leading into it from the lounge that allows the space to be opened up to create a most wonderful sociable area, perfect for family gatherings. The kitchen is a real delight. High quality units including pan drawers fill the room, with Silestone worktops throughout, and the kitchen is equipped with a central island, ideal for informal dining. A freestanding Rangemaster range cooker and American Style Fridge freezer, built-in Bosch microwave and integrated dishwasher are included in the sale. There is access to the garden also from this room. A handy ground floor cloakroom completes the ground floor.

The first floor offers three excellent double bedrooms, a well-appointed family bathroom and en suite shower room. All of the bedrooms are a really good size and overlook the South facing garden and both bathrooms are of a generous size and finished to a high standard. There is also excellent and additional fitted wardrobes to the main bedroom and several additional storage spaces.

Externally, the property is screened from the road via a mature laurel hedge and there is excellent off-road parking via the tarmac driveway which also leads to a detached and spacious garage which offers enough space for a workshop area and can be accessed via the front door or an additional pedestrian door from the garden. The rear garden is equally beautifully maintained, secure and private. South facing and with two excellent patio areas that are ideal for outdoor dining, this lovely garden finishes this impressive and quality home to perfection.

Standish village is a short walk away and there is easy motorway access close by. The village offers a range of facilities and excellent schools and this particular property is within walking distance of Standish High School.

Viewings of this amazing home are recommended, and this property can be offered with no onward chain.





