



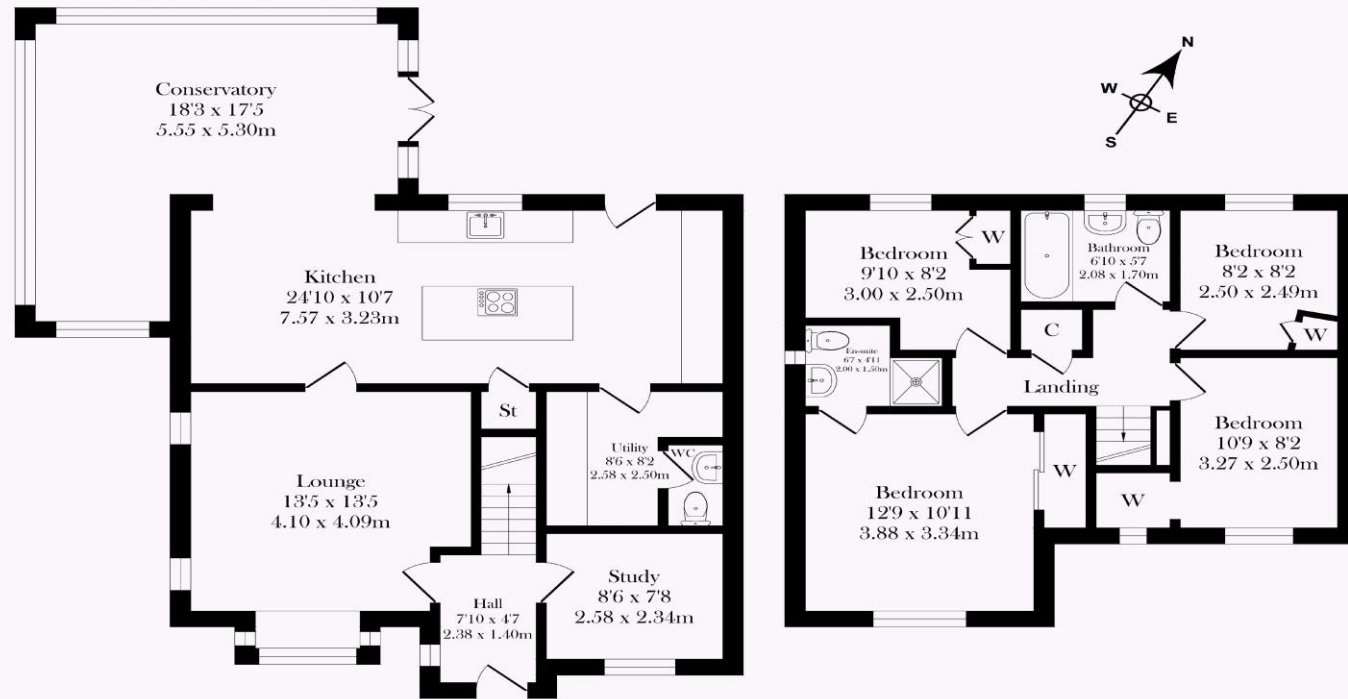
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 86.6 Sq.M (932 Sq.Ft.)

First Floor
Approx. Floor Area 51.2 Sq.M (551 Sq.Ft.)

Total Approx. Floor Area 137.8 Sq.M. (1483 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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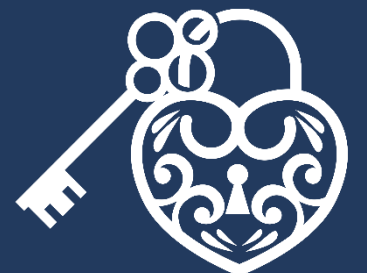
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Asking Price: £370,000

Woodhurst Drive, Standish

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This immaculate detached home is positioned on one of the most desirable estates in Standish and is presented to an exceptional standard throughout.

Offering approximately 1484 sq. ft of accommodation the property briefly comprises an entrance hallway leading into the property's main rooms with a staircase rising to the first floor and useful understairs storage cupboard. The main lounge is positioned at the front of the home and has a walk-in bay window and a door leading into the kitchen. There is also a study positioned at the front of the home which has been fitted with stylish furniture including a work desk and storage cupboards. To the rear of the home is the stunning open plan dining kitchen, and conservatory which is the real heart of the home. The kitchen area is fitted with contemporary style wall and base units and also has a matching centre island with an inset electric hob and extractor hood above. Other fitted appliances include two electric ovens, integrated fridge, freezer and dishwasher and there is also access from the kitchen into the well-appointed utility room and ground floor cloakroom which contains a w.c and vanity wash hand basin. The dining kitchen opens up into a lovely light and bright conservatory, filled with windows that overlook the landscaped rear garden and French doors that provide access to it, creating a peaceful sanctuary at the rear of the home. The first floor is equally as beautifully finished and offers spacious bedrooms. The master bedroom suite features attractive stylish wardrobes with sliding doors and there is also an en-suite shower room that comprises a vanity wash hand basin, separate shower cubicle and wc. Neutral tiling completes the room. The further three bedrooms are of a good size with the fourth bedroom also having useful fitted wardrobes, The beautiful family bathroom has a three-piece suite in white including a panelled bath with over shower and glass screen, contemporary vanity wash hand basin with storage cupboard below and wc.

Externally, the property is as equally well presented. The front garden has a well-maintained lawned area sweeping round to the side of the property with a feature planted and rockery area and there is a driveway providing off-road parking for at least two vehicles. The landscaped rear garden is private, safe and secure and has a large stone flagged patio area which is great for family gatherings and outdoor dining, an artificial lawned area and raised planted borders.

Standish Village is a short walk away as are several local outstanding schools which are also within walking distance. The thriving village is filled with an excellent range of shops, cafes, bars and restaurants and is the perfect place in which to raise a family and also offers excellent and easy access to the motorway network.

Viewings of this quite special home are now welcomed.





