



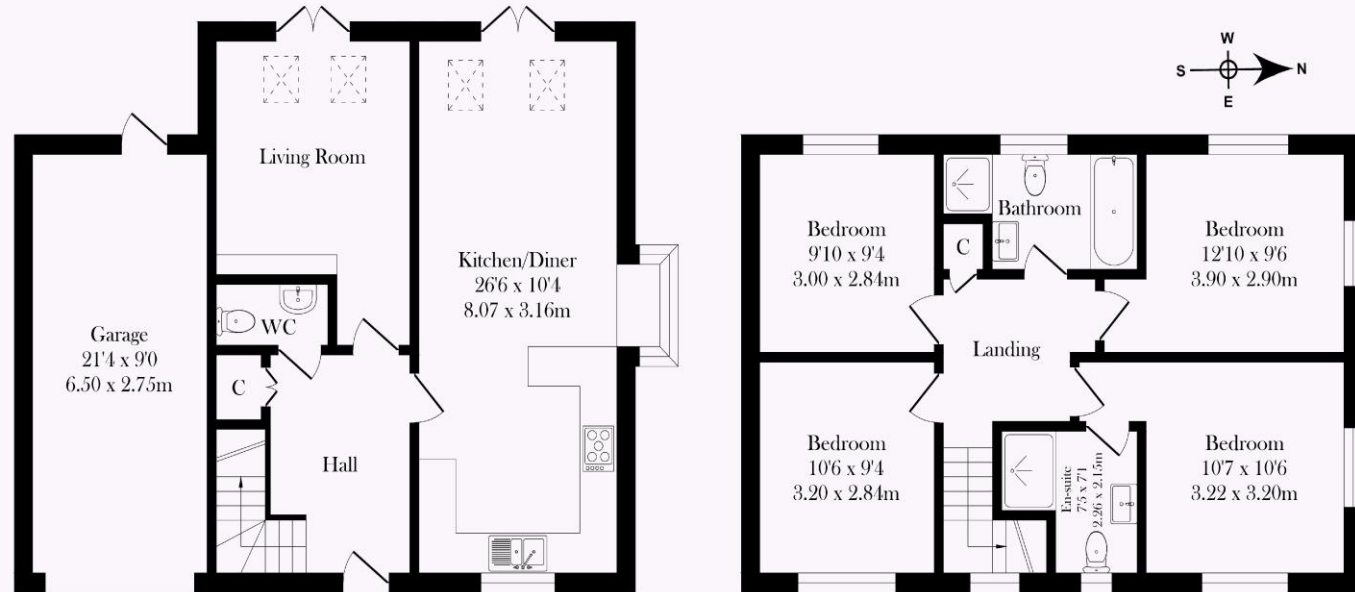
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 132.7 Sq.M. (1428 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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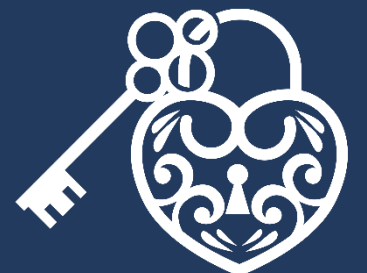
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Asking Price: £415,000

Bramble Close, Standish

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Constructed by highly acclaimed builders Countryside on this exclusive estate, this stylish and contemporary styled home is in immaculate condition and ready to move in to, perfect for easy living and ideal to accommodate a growing family. It is located close to Standish village centre with its array of excellent schools, independent shops and supermarkets, easy motorway access and lovely walks towards Haigh Hall Estate.

The accommodation extends to approximately 1428 sq ft of well-designed living space with the highlights being a beautiful open plan kitchen with dining area and separate lounge with vaulted ceiling. The accommodation briefly comprises a lovely open plan entrance hallway glimpsing straight through to the kitchen, with a cosy lounge to the rear of the home. The lounge has a stunning vaulted ceiling and Velux roof lights, and French doors to the garden creating a focal point to the room. The jewel in the crown is the spacious open plan kitchen, filled with natural light, triple aspects, Velux roof lights and French doors leading out to the garden. The stunning kitchen is fitted with a range of grey sleek units including a gas hob with extractor over, double ovens and integrated fridge and freezer. A peninsular houses open plan shelving and the kitchen area is finished with quartz worktops. There is space for both a dining table and lounge area creating a real heart of the home. The room also leads directly to the gardens, perfect for al fresco dining. A cleverly designed utility cupboard leading from the hallway, is ideal for hiding and housing the laundry equipment and the ground floor is completed with a cloakroom.

The first floor reveals four excellent bedrooms, centred around a spacious open landing, and perfect to accommodate all the family. The master bedroom features an impressive en suite shower room with a large double walk-in shower, modern vanity unit with wash hand basin, w.c and is finished with contemporary tiling. The two further bedrooms to the rear are spacious and light, as is the equally well-appointed family bathroom.

The owners of this home have a love of outdoor living and the part walled rear garden is a perfect outdoor area with luxury landscaping including a large Indian stone patio, gravelled seating area, lawns and raised planting beds. It also enjoys a natural sunny South Westerly aspect. The property has a double width driveway to the front, leading to the garage and is next to a gravelled and hedged front garden.

Viewings of this delightful home, perfect for family living, are now welcomed.





