



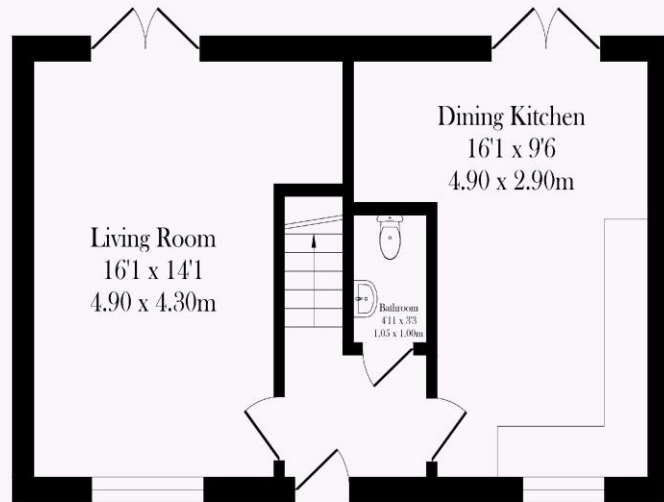
TRACY PHILLIPS

Estates

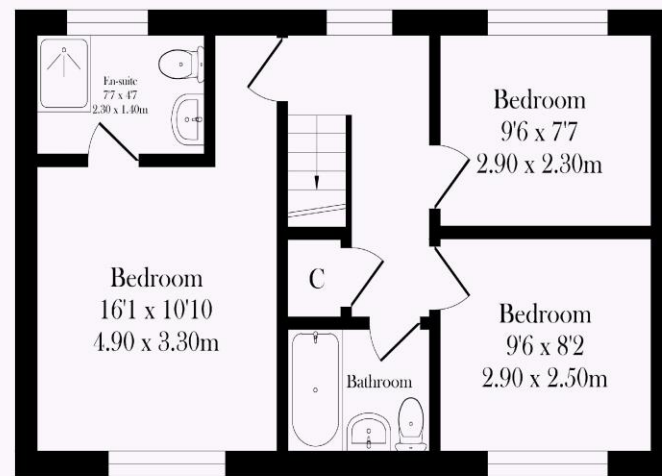


TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 41.4 Sq.M
(446 Sq.Ft.)



First Floor
Approx. Floor
Area 41.4 Sq.M
(446 Sq.Ft.)

Total Approx. Floor Area 82.8 Sq.M. (892 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	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

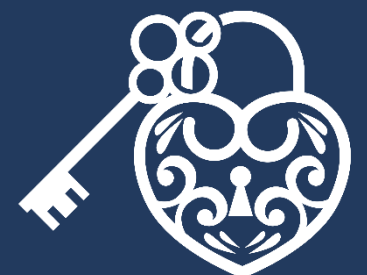
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £270,000

Foxtail Meadow, 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. 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.



Welcome to this attractive three-bedroom detached property, built by local builders 'Wainhomes' and located on this highly sought after Cat i'th' Window development, close to the village of Standish. Boasting modern architecture and attention to detail, this residence offers the perfect blend of style, comfort, and functionality. Step inside and you'll discover a thoughtfully designed interior that seamlessly integrates modern amenities with a warm and inviting atmosphere. Beautifully presented throughout viewings are highly recommended.

The home is accessed via a hallway which offers the staircase to the first floor and access in to a handy cloakroom. The open-plan living spaces create a sense of spaciousness, with large windows allowing ample natural light to illuminate the rooms. The lounge is located to the left hand side of the property with French doors leading directly in to the pretty garden, whilst the smart kitchen is a chef's dream, featuring some integrated appliances, and ample storage space. Whether you're entertaining family or guests, this kitchen is designed to meet your every need. There is also a further set of French doors with access outside too, ideal for outdoor dining in the Summer months. The three well-proportioned bedrooms provide comfortable spaces. The master suite, complete with an ensuite bathroom, offers a private oasis for relaxation and in built fitted wardrobes providing excellent storage. The additional bedrooms are versatile, perfect for accommodating guests and family members and are beautifully presented. The garden which is of an excellent size, features a decked seating area, lawns and flagged patio. There is driveway parking to the rear of the home with ample parking for several vehicles. Situated close to Standish, residents can enjoy the charm of the local community while still benefiting from easy access to nearby amenities, schools, and excellent motorway access.

Viewings of this delightful home are now welcomed.





