



# TRACY PHILLIPS

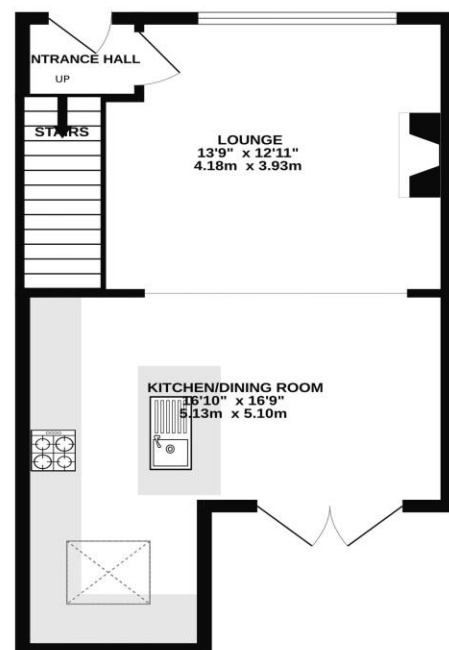
## Estates



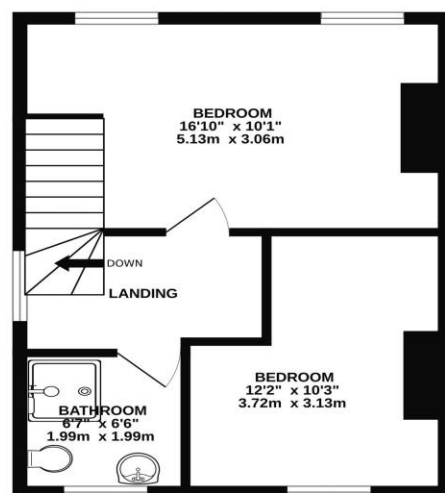
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	83 B



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Offers Over £200,000

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A beautifully crafted home designed by its interior designer-trained owner, blending Scandinavian elegance with modern living. Situated in the heart of Standish village, this exceptional property boasts a stunning open-plan kitchen, dining, and living space—thoughtfully extended to include a striking roof lantern. Every detail has been meticulously considered, ensuring a high-quality finish throughout. The home really is in ready to move in to condition and requires internal viewing to fully enjoy the truly sociable open plan living.

The property extends to approximately 789 square feet of immaculate living space and briefly comprises an entrance hallway with staircase rising to the first floor. The heart of this home is a beautiful open plan living room opening into the combined dining and kitchen spaces both fitted with ceiling spotlights. Finished with flair, the bright open-plan room includes an exposed brick fireplace with a wood-burning stove located in the living area and opening to the dining kitchen. There are French doors leading to the garden and the kitchen is finished in neutral colours and tones. Included within the kitchen are a range of fitted units in a timeless Shaker style located around a central island. The island houses the undermounted sink and there is space for informal dining. Within the kitchen are an integrated gas hob and eye level ovens, integrated dishwasher, washing machine and microwave. There is a further extended space featuring a lantern roof houses the American style fridge/freezer and the laundry equipment. The kitchen units are finished with Quartz worksurfaces, inset lighting and tonal tiling throughout the space. The first floor is equally as well presented. A beautiful stylish shower room houses a large walk-in shower, sleek vanity wash hand basin, w.c and a heated towel rail. Attractive tiling complements the whole of the room perfectly. Two bedrooms are also located on the first floor with the main bedroom located at the front of the home. Two windows fill the room with light whilst the stylish designer inspired décor is perfectly executed. Bedroom Two is also of a good size and overlooks the rear garden. Externally, the excellent standard of finish is mirrored with the same attention to detail as the interior. There is excellent off-road parking via a block paved driveway to the front of the property whilst the enclosed rear garden is of a good size and low maintenance. A combination of block paving and flagged patios are set behind baton fencing, ideal for enjoying the outdoor space for dining or drinks. The garden is safe and secure.

Standish village is within walking distance and includes all the amenities required for modern day living. There are excellent schools, shops, bars and restaurants and a lively high street filled with independent shops. Two supermarkets and easy motorway access make the village ideal for any first-time buyers.

Viewings of this simply delightful home are now welcomed.

