



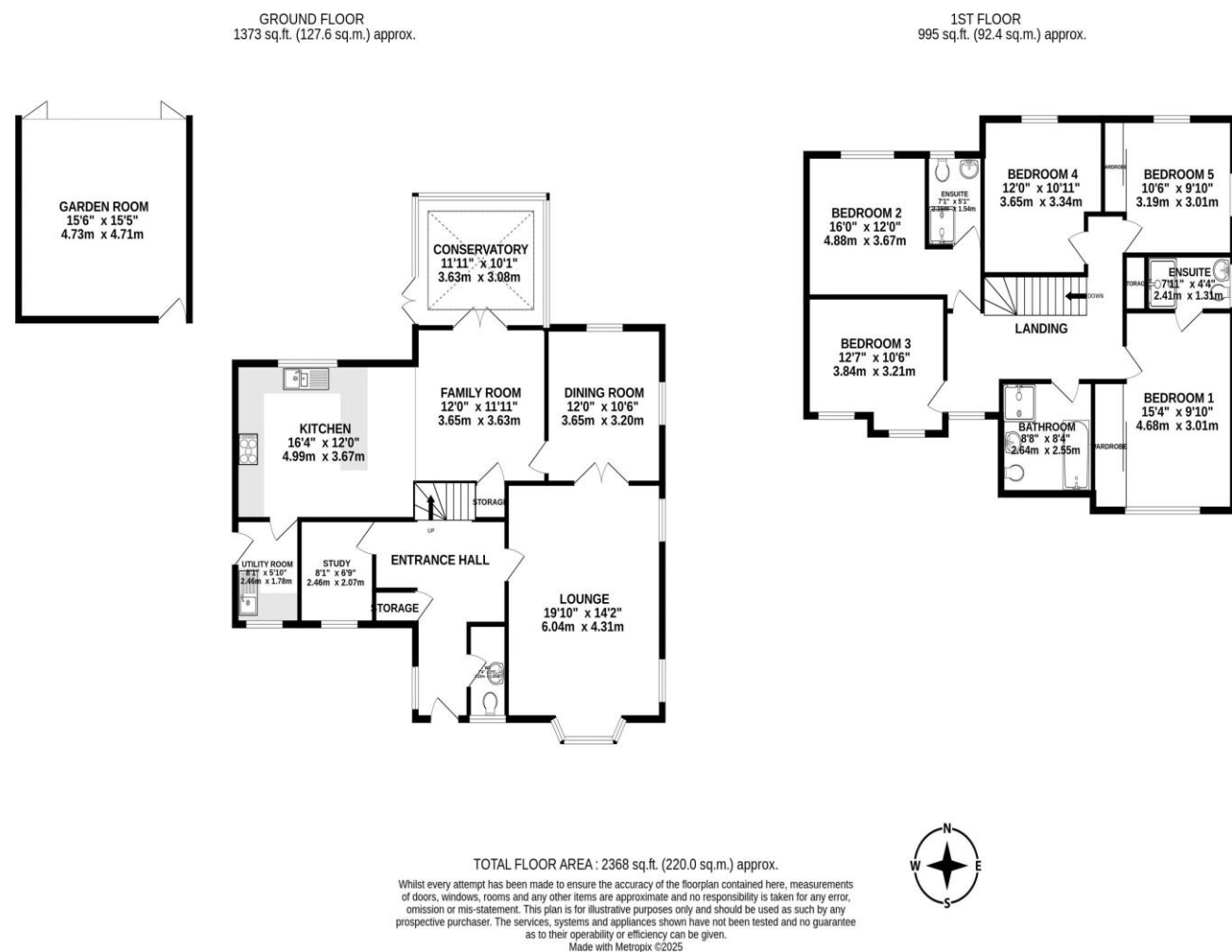
# TRACY PHILLIPS

## Estates



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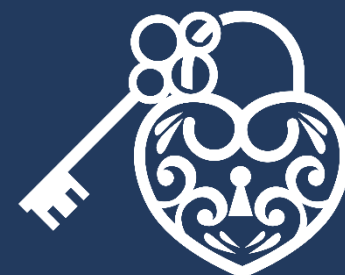
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Asking Price £600,000

Mere Oaks, Standish, Wigan WNI 2SL



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Nestled within an exclusive and beautifully designed development by Jones Homes, this exceptional five-bedroom detached residence perfectly captures the essence of luxurious family living. Every element of this home has been carefully considered to meet the needs of modern families, offering both style and substance. No 1 Mere Oaks borders the prestigious Wigan Lane and was the former show home on the development. The development showcases a stunning range of distinctive house styles, each brimming with character. The property enjoys a prime position with convenient access to the vibrant town centres of Wigan and Standish, renowned for their wide array of shops, amenities, and outstanding schools. Commuters will also appreciate the excellent transport links, with the M6 and M61 motorways just a short drive away. For leisure and relaxation, the beautiful Haigh Hall and Country Park is practically on the doorstep, offering scenic woodland walks and a Championship golf course. Once inside Mere Oaks, which extends to a very generous 2368 sq ft, and you'll be greeted by a spacious and welcoming hallway, setting the tone for the rest of the home. The generous lounge features a charming front-facing window, with two picture windows either side of the central fireplace. Double doors flow effortlessly into the separate dining room and in turn into the heart of the home which is a truly spectacular open-plan kitchen, breakfast, and family room – a remarkable space designed for both entertaining and everyday life. Flooded with natural light and enhanced by a stunning orangery, it offers views over the rear garden and an ideal spot for unwinding. The kitchen is fitted with high-end cabinetry, wood effect counter tops, and a full range of integrated appliances including an oven, hob with extractor, fridge/freezer, and dishwasher. Practicality is ensured with a separate utility room, a convenient ground floor cloakroom, and a further dedicated study to the ground floor. Upstairs, you'll find five generously sized bedrooms. The luxurious master suite impresses with fitted wardrobes and a beautifully finished en-suite shower room. The second bedroom also benefits from its own en-suite, while the remaining three further bedrooms are served by a stylish family bathroom, all positioned around a generous landing. Outside, the property boasts landscaped front and rear gardens. The rear garden is particularly noteworthy for its tranquil, walled finish which is predominantly laid to lawn and bordered by mature planting, it also features a charming flagged patio – perfect for outdoor dining or relaxing in privacy. A double-width driveway offers ample off-road parking, set behind secure gates and leads to the double detached garage which is currently fitted as an additional home office however could easily be converted back to a garage of required. This stunning home is recommended for internal viewing which is essential to fully appreciate the quality, space, and lifestyle it provides.









