



TRACY PHILLIPS

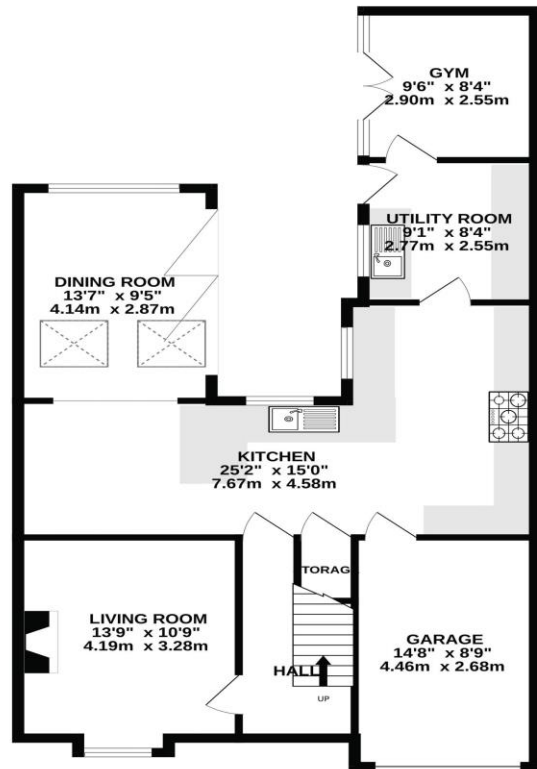
Estates



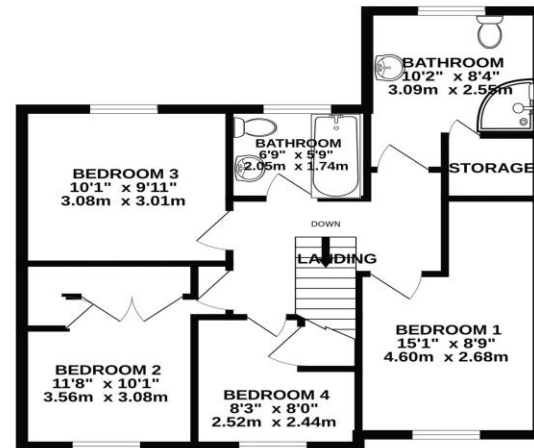
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Estates

GROUND FLOOR
897 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.0 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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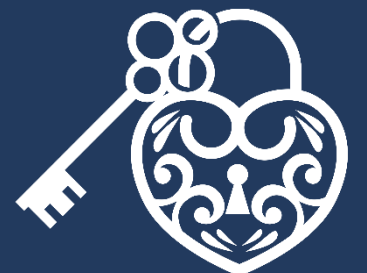
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Asking Price £375,000

Foxglove Close, Standish WN6 0NQ

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Occupying a prime position is a sought-after Foxglove Close in Standish and with a protected nature reserve to the rear, this exceptional detached family home offers beautifully presented, contemporary living spaces finished to an outstanding standard throughout. Extensively extended and thoughtfully reconfigured, the property has been transformed from its original design to create a spacious and versatile family home extending to approximately 1,525 sq ft.

The accommodation is centred around a welcoming entrance hallway, a charming front-facing lounge with feature fireplace, and an impressive 26ft open-plan kitchen dining area spanning the full width of the property. This stunning space seamlessly connects to a striking rear extension featuring a vaulted ceiling, glazed apex window and bi-fold doors that open onto the rear garden, flooding the interior with natural light. The stylish kitchen is fitted with a comprehensive range of quality integrated appliances and benefits from multiple seating and entertaining areas, including a breakfast bar with solid oak worktops and contemporary lighting. Designed with modern family living in mind, the open-plan layout creates an excellent flow throughout the ground floor. A useful utility room and adjoining home office/study provide further flexibility, with the office equally suited to use as a garden room, guest bedroom or annexe-style space if required. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom served by a large en-suite shower room, together with a luxurious, high-specification family bathroom.

Externally, the property has gardens to both the front and rear. The south-facing rear garden has been designed for easy-maintenance and features an attractive Indian stone patio, ideal for outdoor dining and entertaining. To the front, a substantial driveway provides ample off-road parking and leads to an integral garage. There is also an EV charger point.

The property is ideally located within easy reach of Standish village centre, highly regarded local schools including Standish High School, and excellent transport links via the nearby M6 motorway.

Early viewing is strongly recommended to fully appreciate the quality, space and setting this outstanding family home has to offer.





