



# TRACY PHILLIPS

## Estates



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### Lydford Green, Standish

Total Approx. Floor Area 2152 Sq.ft. (200.0 Sq.M.)

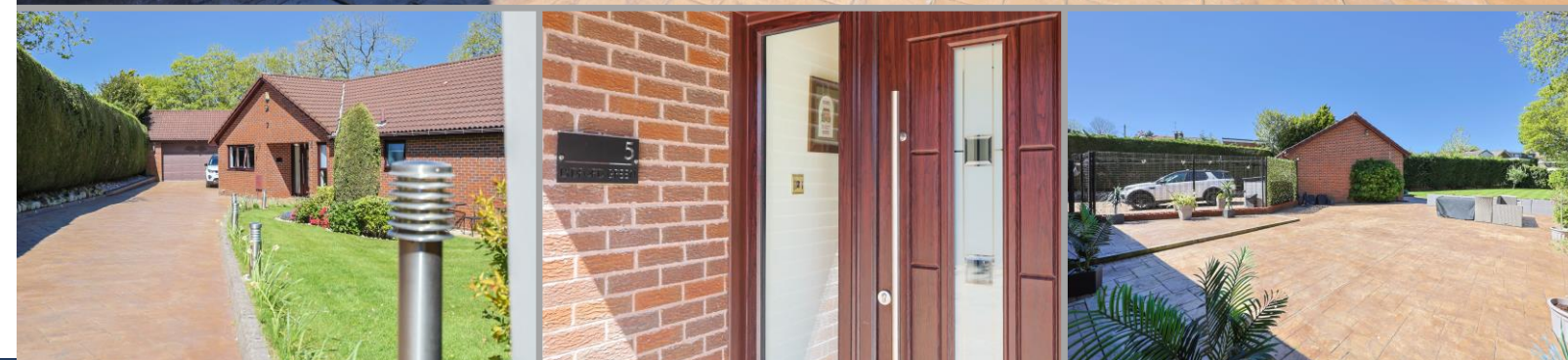
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor Area 1754 Sq.Ft (163.0 Sq.M.)

Garage  
Approx. Floor Area 398 Sq.Ft (37.0 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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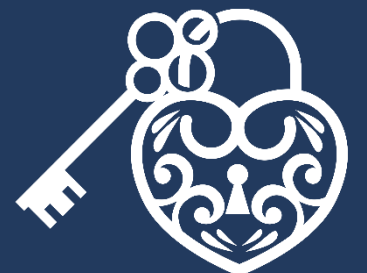
enquiries@tracyphillipstates.com

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Offers in Region of £560,000

Lydford Green, Standish WN6 0ET

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This stunning detached five-bedroom true bungalow offers an expansive and beautifully flowing floor plan extending to approx 2,150 square feet, set within an impressive plot of approximately one-third of an acre. Secreted away along a lengthy printed concrete private driveway, the property enjoys an excellent degree of privacy and seclusion, positioned within a quiet and highly desirable residential cul-de-sac where homes rarely come to the market. Situated in the thriving village of Standish, the property benefits from a wealth of local amenities, including shops, restaurants and highly regarded schools, making it an ideal choice for families.

Internally, the home has been beautifully maintained and presented to a high standard throughout. Entry is via an entrance porch leading into a welcoming reception hallway, complete with a large storage cupboard for coats and shoes, as well as a separate laundry cupboard.

The newly fitted open-plan kitchen/diner is a standout feature, offering direct access to the garden and providing a superb space for both everyday living and entertaining. It is fitted with an extensive range of contemporary cupboards and drawers, complemented by quartz worktops and a full suite of integrated appliances, including ovens, fridge/freezer, Quooker tap and dishwasher. A separate utility room, finished with matching units and plumbing for a washing machine and dryer, also offers convenient access to the garden. There is also a useful walk-in pantry.

The dining kitchen steps down into an impressive lounge, featuring a stylish log-burning effect fireplace and doors opening onto the private garden, creating a seamless connection between indoor and outdoor living.

The master bedroom suite is spacious and bright, complete with a well-appointed en-suite comprising a shower, vanity sink unit, WC and underfloor heating. The second bedroom is particularly generous and benefits from a range of fitted wardrobes and drawers. The third bedroom is a spacious double with fitted wardrobes, while the fourth is also a double with built-in storage. The fifth bedroom is a single room, ideal for use as a study or dressing room if desired.

Externally, the property continues to impress, boasting a large double brick-built garage with an electric door. The gardens are immaculately maintained, with a generous lawn stretching out alongside a substantial patio area—perfect for outdoor dining and relaxation. The garden enjoys a sunny aspect and provides access around the entire property with a further lawned garden to the opposite side.





