



# TRACY PHILLIPS

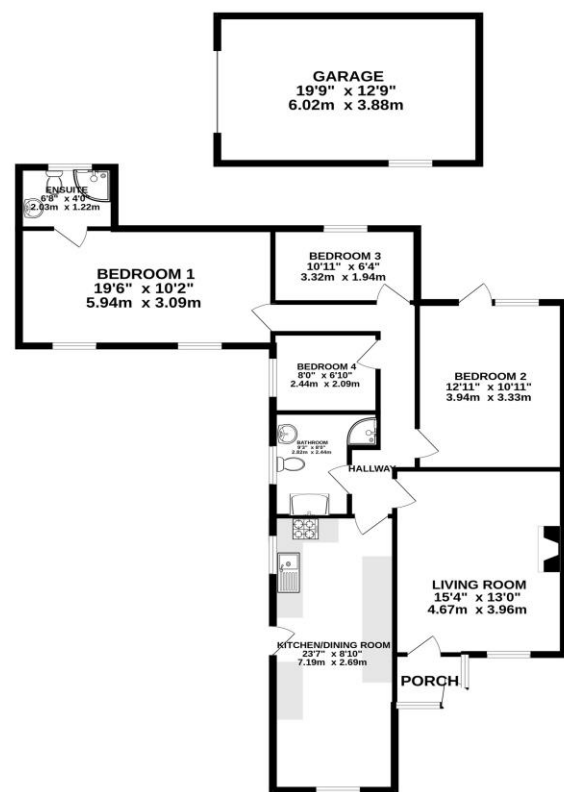
## Estates



# TRACY PHILLIPS

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GROUND FLOOR  
1343 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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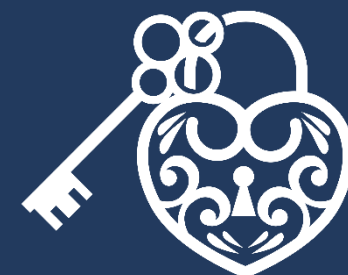
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £300,000

Broomflat Close, Standish, WN6 0NF

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More Than First Meets the Eye...

This immaculate true bungalow has been meticulously renovated and beautifully presented by the current owners, showcasing exceptional care, attention to detail and stylish finishes throughout. Offering a generous floorplan extending to approximately 1,319 sq ft, this deceptively spacious home combines modern family living with the convenience of single-storey accommodation, all within walking distance of the vibrant village of Standish. Occupying an impressive corner plot, the property benefits from four excellent bedrooms, including a superb principal suite with a rare ensuite shower room, a stunning newly fitted dining kitchen, a luxurious family bathroom, generous outdoor space and a detached garage to the rear. The accommodation begins with a welcoming entrance hallway leading into a cosy yet elegant lounge, beautifully centred around an attractive feature fireplace and complemented by stylish herringbone flooring. An inner hallway guides you through the home to the heart of the property – a stunning open-plan dining kitchen. Beautifully appointed with an elegant range of shaker-style units, quality work surfaces and matching herringbone flooring, this bright and inviting space also features a charming dining nook and direct access to the side courtyard, creating the perfect setting for both everyday living and entertaining. The beautifully designed family bathroom continues the high standard of finish, featuring a striking pebble-shaped bath, vanity wash hand basin and vibrant wall and floor tiling that creates a luxurious, boutique feel. The impressive principal bedroom is a particular highlight. Rarely found in a true bungalow, it offers an abundance of natural light, generous proportions and the added luxury of a stylish adjoining ensuite shower room. Bedroom two is currently utilised as a delightful playroom and enjoys French doors opening directly onto the rear garden, offering flexibility for a variety of uses including a home office or additional reception room. Bedrooms three and four are both well-presented.

Externally, the property is equally impressive. Set on a substantial corner plot, it enjoys a block-paved driveway accessed from Broomflat Close, providing ample off-road parking. To the side, an Indian stone courtyard offers a private and attractive space for al fresco dining, while the rear garden has been thoughtfully landscaped with a combination of lawn, gravelled areas, raised planters and patio seating, creating a wonderful outdoor retreat. Double gates provide access to the detached garage from Bradley Lane, adding further practicality and convenience.

Perfectly positioned just a short stroll from the lively centre of Standish, residents can enjoy an excellent range of shops, cafés, restaurants and highly regarded schools, making this an ideal home for downsizers, professionals and families alike. Homes of this calibre, offering both the generous proportions and exceptional standard of finish found here, are rarely available.

Early viewing is highly recommended to fully appreciate everything this outstanding true bungalow has to offer.





