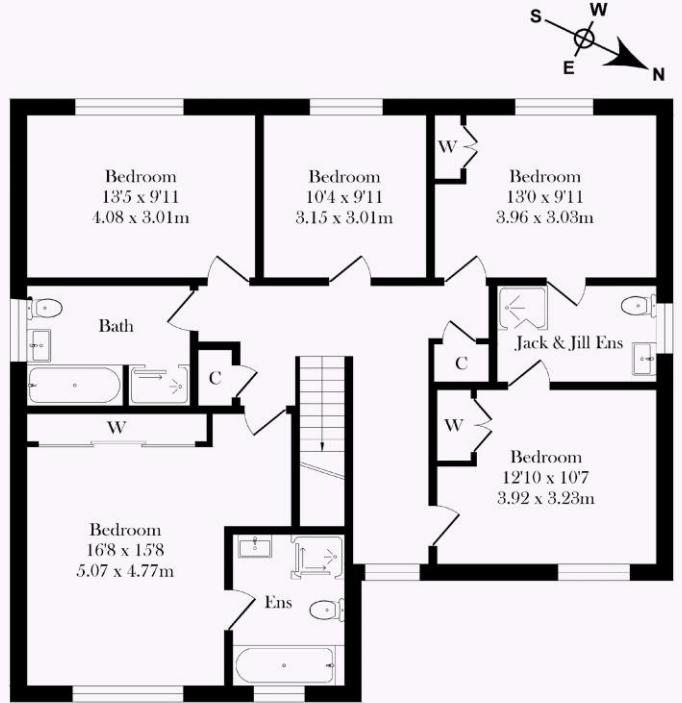




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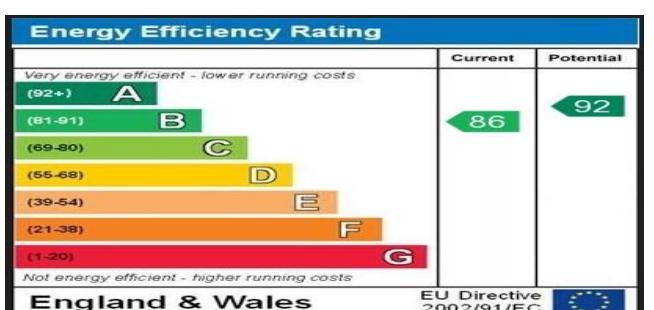
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Total Approx. Floor Area 112.6 Sq.M. (2288 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Asking Price: £549,000

Fairway, Standish



Positioned overlooking the village pond, on this newly built estate close to the centre of Standish, this impressive detached home is the largest of its type. Offering a super and generous floor plan extending to approximately 2288 sq. feet, this well-presented home is a true example of a spacious family home. Constructed by Persimmon Homes in approximately 2018 – the property will also have the benefit of the remained of its NHBC guarantee. The property is within walking distance of St Wilfrid's Primary school, one of Standish's three outstanding schools and a short walk from the centre of the village and the leisure club.

The accommodation briefly comprises an entrance hallway leading into the well-proportioned lounge which extends to approximately 16'6. There is a handy ground floor cloakroom, ideal for family needs, and the hallway which leads to the large open plan family kitchen with both dining and seating areas and finished with a super kitchen. Within the kitchen there are an extensive range of units including space for a freestanding Range cooker and freestanding American-style fridge freezer. There is an integrated dishwasher and a peninsular which is ideal for informal dining, and the room opens out into the more formal dining area, and in turn to a relaxed family area with two sets of French doors which lead directly to the rear garden. There is also access into the utility room which houses the home's laundry facilities and further access into the double integral garage which has currently been converted to an amazing gym.

The first floor is equally as generous with its proportions. There are five excellent bedrooms in total, with the master bedroom having fitted wardrobes and a four piece contemporary style en-suite containing a panelled bath, shower, wc and wash hand basin. Two of the bedrooms have fitted storage and share a Jack and Jill en-suite shower room plus there are two further bedrooms and a family bathroom, all of which are carefully designed and immaculately presented.

Externally, there is a double width driveway leading to the garage which is bordered by lawns. The property overlooks a pretty wildlife pond. The South Westerly facing rear garden has the added benefit of a generous plot, with patio areas and lawns.

Standish village is a highly sought after village, filled with excellent local eateries and bars, super schools, local walks and has easy access to the motorway network.

Viewings of this delightful home are now invited.





