



TRACY PHILLIPS

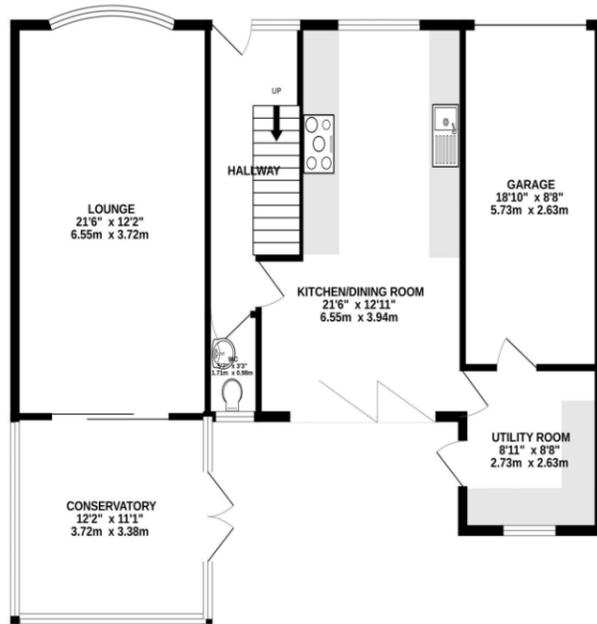
Estates



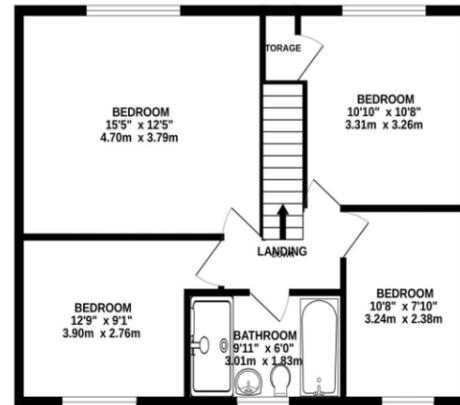
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Estates

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.3 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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Offers in excess of £450,000

Marbury Grove, Standish, WN6 0UF



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Situated in a peaceful and little-known cul-de-sac just off Green Lane, this immaculate detached home has been thoughtfully refurbished to create a stunning, ready-to-move-in family residence with beautiful presentation throughout. One of the property's standout features is its location: set on a wide driveway and bordered by Standish Cricket Club, yet conveniently close to Standish village, the motorway, and within walking distance of Woodfold Primary School.

Every detail of this home has been carefully considered, with high-end fittings and exceptional finish throughout. Extending to approximately 1,597 sq ft, the accommodation is designed with family living in mind. A bright entrance hallway leads through to a spacious double-aspect lounge, with French doors opening into a charming garden room that enjoys direct access to the rear garden. The heart of the home is the open-plan kitchen and dining area, fitted with a comprehensive range of high-quality units in neutral modern tones. Integrated appliances include a fridge, double ovens, electric hob with overhead extractor, dishwasher, and spacious pan drawers, all complemented by sleek granite worktops. A separate utility room, finished to the same high standard, houses laundry equipment and provides access to both the garden and the integral garage. A convenient cloakroom completes the ground floor layout.

The first floor continues the stylish presentation, featuring four excellent bedrooms, with the master bedroom benefiting from a range of fitted wardrobes. The family bathroom has been beautifully upgraded and features a four-piece suite comprising a panelled bath, large walk-in shower, vanity wash hand basin, and inbuilt WC, finished with feature slate and neutral wall tiling throughout.

Externally, the property offers a well-maintained front garden with lawn and a curved double-width driveway leading to the garage, which has been partially converted into a home gym while retaining storage space (convertible back if required). The rear garden is a delightful and private space, bordering the cricket club, with flagged patio areas, lawns, and planting beds for added colour.

Standish village centre is within a short walk, with local countryside walks nearby at Beech Walk and Elnup Woods. The village offers a range of amenities, including shops, bars, restaurants, and highly regarded schools. The property also enjoys excellent access to the motorway.

Viewings of this exceptional family home are now invited.

