



## 19 Sedgewick Green, Standish

£400,000 Freehold

Four-bedroom detached home built in 2020 • Large double garage with additional driveway, parking for at least 3 cars • EV charging point installed • Two versatile reception rooms off the entrance hall • Large open-plan kitchen/diner with French doors to the garden • Fully integrated kitchen appliances (hob, oven, grill, fridge-freezer, dishwasher) • Separate utility room with integrated washer • Main bedroom with en-suite; additional three-piece family bathroom • Two generous bedrooms with fitted wardrobes, plus a fourth flexible bedroom • Council Tax Band E/ EPC B

Modern four-bed detached home with open-plan kitchen, two garages, driveway, EV charger, en-suite, fitted wardrobes, large garden, and family-friendly layout. Built in 2020.

Council Tax band: E

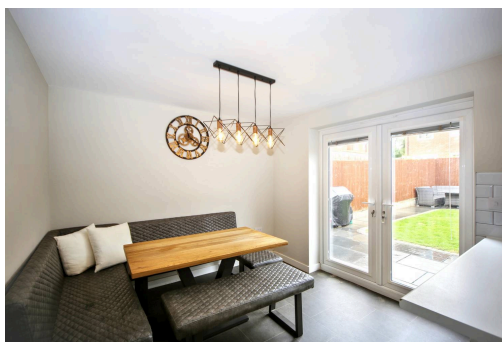
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

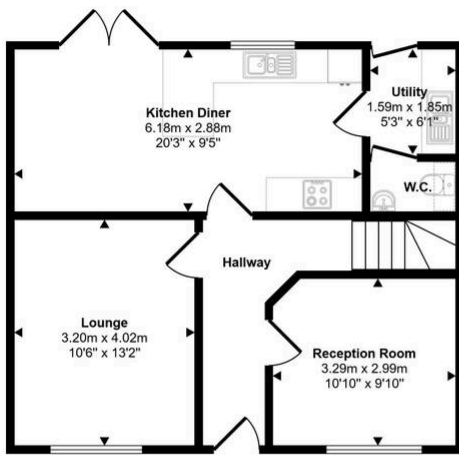


- › Four-bedroom detached home built in 2020
- › Large double garage with additional driveway, parking for at least 3 cars
- › EV charging point installed
- › Two versatile reception rooms off the entrance hall
- › Large open-plan kitchen/diner with French doors to the garden
- › Fully integrated kitchen appliances (hob, oven, grill, fridge-freezer, dishwasher)
- › Separate utility room with integrated washer
- › Main bedroom with en-suite; additional three-piece family

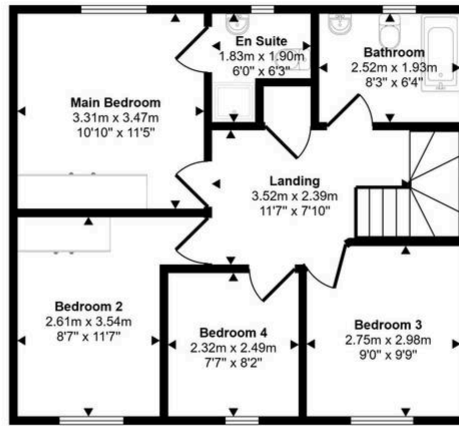




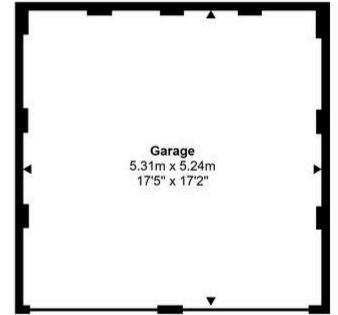
Approx Gross Internal Area  
141 sq m / 1515 sq ft



Ground Floor  
Approx 56 sq m / 603 sq ft



First Floor  
Approx 57 sq m / 612 sq ft



Garage  
Approx 28 sq m / 299 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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