



richard james
www.richardjames.co.uk
FOR SALE

Standen Way, St Andrews Ridge, SN25 4YF

guide price **£350,000 - £375,000**

richard james



- NO ONWARD CHAIN - DRIVEWAY PARKING AND GARAGE -
MODERN KITCHEN - EXTENDED -

Welcome to this delightful three-bedroom detached home, located in the highly sought-after area of St Andrews Ridge. Offering spacious and versatile living, this property is perfect for those looking for a peaceful retreat.

Upon entering, you are greeted by a bright entrance hallway leading to a convenient downstairs cloakroom. The large living room offers ample space for relaxation, while the modern kitchen is fully equipped and perfect for cooking and entertaining. Adjacent to the kitchen is a separate dining room, which opens into a conservatory, providing an abundance of natural light and additional space to enjoy all year round.

Upstairs, the master bedroom boasts a stylish ensuite shower room, providing a private sanctuary. Two further well-proportioned bedrooms share access to the family bathroom, ideal for family members or guests.

Outside, the property features a generous garden, ideal for outdoor activities or summer gatherings. The driveway offers ample parking, and there is a single garage with power for additional storage or vehicle use.

With its desirable location, modern features, and spacious layout, this home is a must-see for those seeking comfort and convenience in St Andrews Ridge.

Council Tax Band - E
EPC Rating - TBC

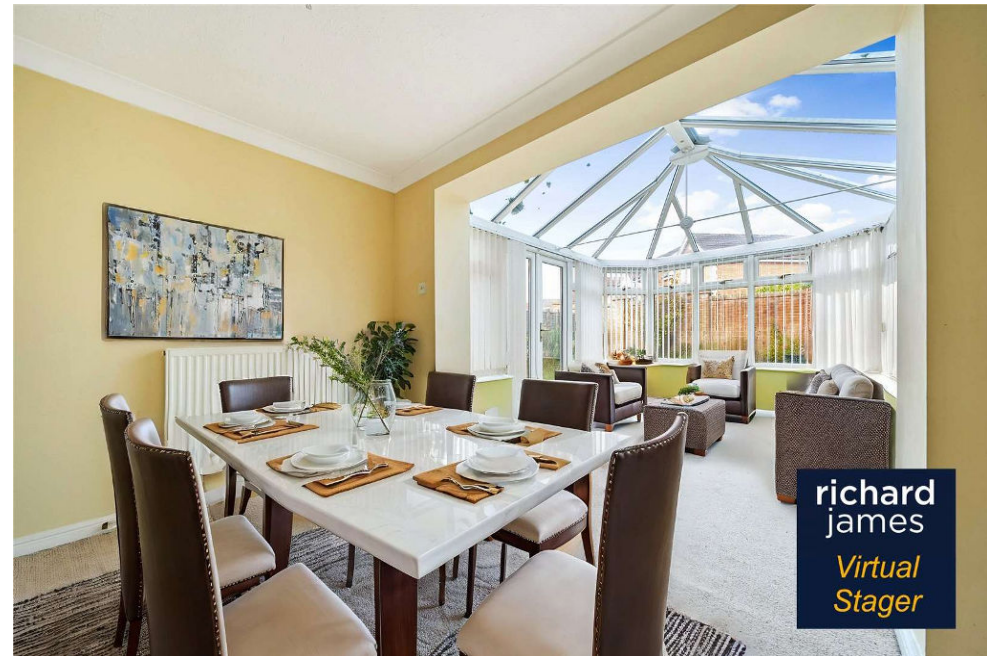
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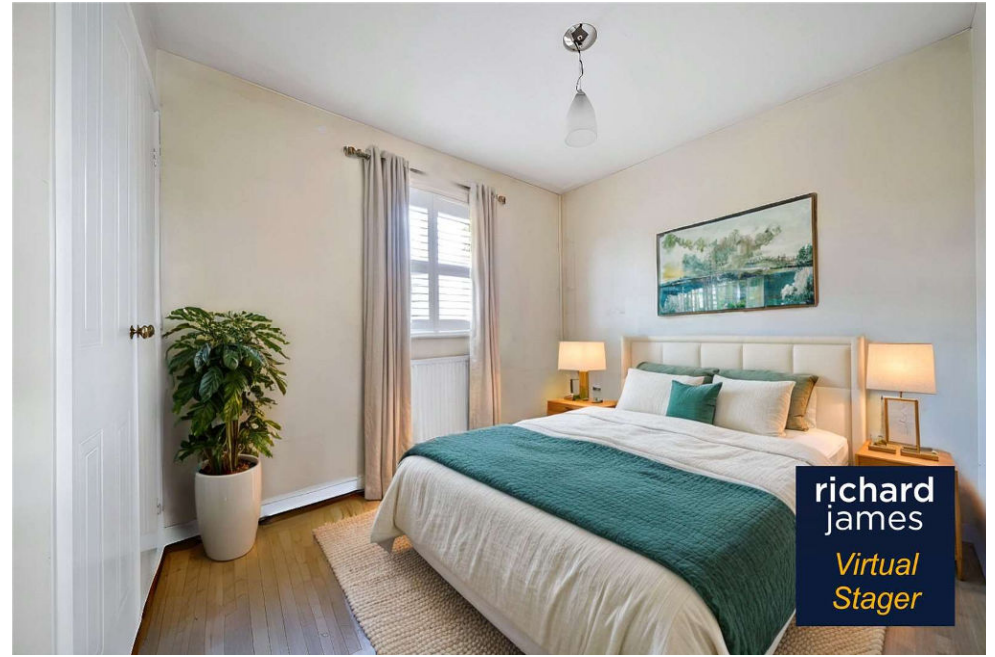
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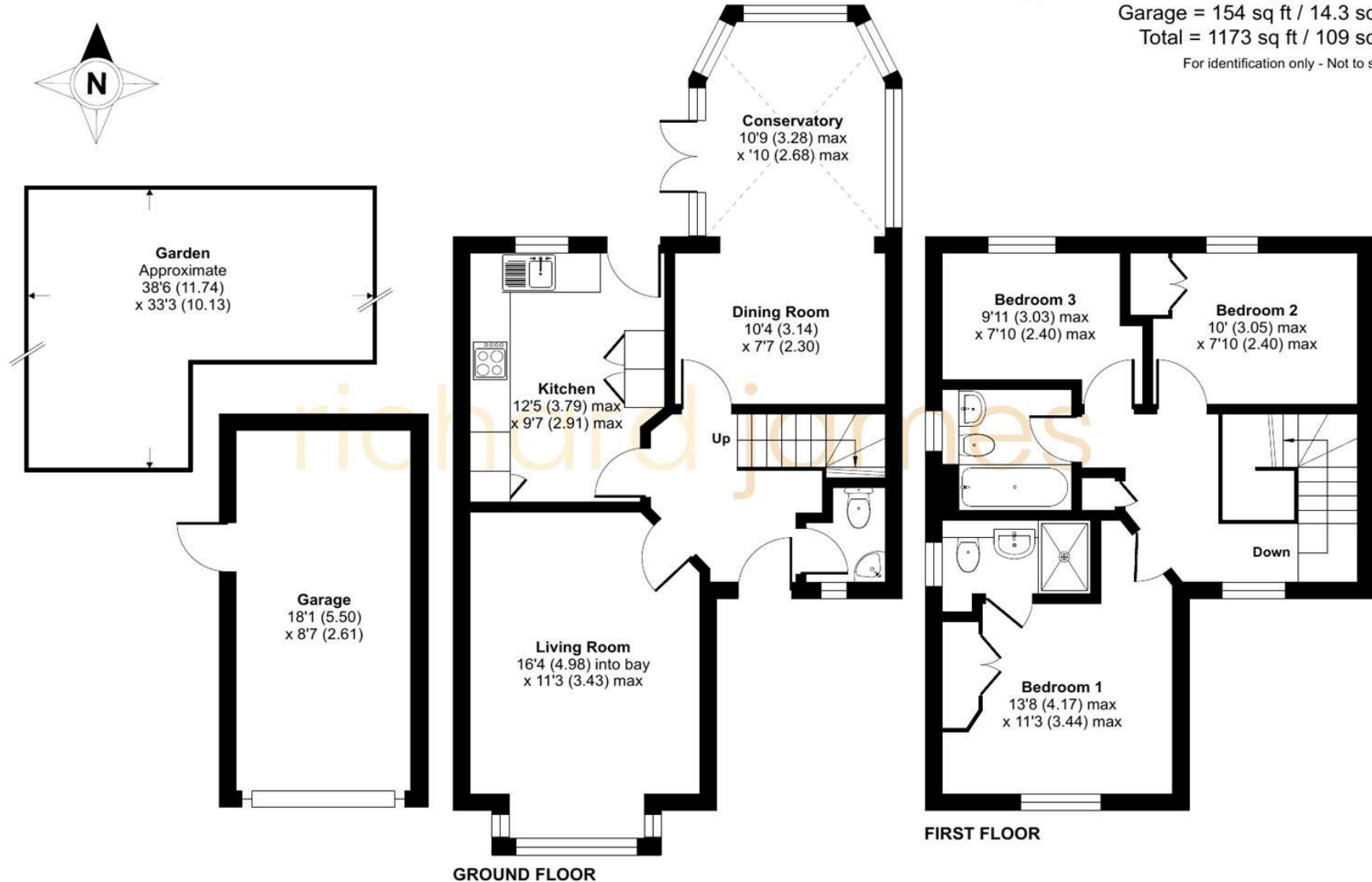
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Approximate Area = 1019 sq ft / 94.7 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1173 sq ft / 109 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1205686

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We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

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