



# TRACY PHILLIPS

## Estates



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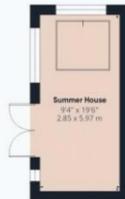
## Estates



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2334.27 ft<sup>2</sup>  
216.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Offers in Region of £650,000

Marylebone Place, Wigan

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Positioned in one of the most exclusive addresses in the Wigan area and tucked away in a quiet setting of just a handful of properties, Portelet is a one off home extending to over 2300 sq ft of accommodation which has been beautifully and carefully crafted by our client in to a perfect family home. Sitting on the edge of Haigh Hall Plantations, with views over the woodlands to the rear, this immaculate home includes designer touches and an impressive standard of finish throughout with no expense being spared during the refurbishment. Highlights of this property briefly include a huge kitchen family room that comes equipped with Neff appliances, two islands with white quartz work tops, contrasting grey quartz breakfast bar, ambient mood lighting and bi-folding doors that lead onto the contemporary landscaped garden area. The main lounge has garden views and is also fitted with split face quartz tiling that incorporates media / TV connections, whilst the oak and glass folding doors open into a contemporary bar area that is perfect for entertaining friends and family. On the first floor there is a master bedroom suite that has a generously sized walk-in wardrobe with fitted dressing table, plus en-suite shower room with his 'n' hers wash hand basins. There are two further double bedrooms and a single bedroom that is currently used as an office in addition to the principle four-piece bathroom suite that showcases a large bath with TV over, a blue tooth mirror/speaker, separate glass shower cubicle and is finished with stylish design that combines grey, metallic and vertical mosaic tiling.

The outside space of Portelet is quite simply stunning and our client has invested heavily in creating gardens that match the high standards of the interior. The landscaping was completed approximately two years ago and is without doubt impressive. Including two large porcelain tiled seating areas, ideal for outdoor dining and two large synthetic grassed areas, perfect for easy maintenance and completely child and pet friendly. The gardens enjoy views over open fields and towards Haigh Hall Estate and can equally be enjoyed during both the summer and winter months, due to the contemporary styling, outdoor lighting and easy care finish. There is a further insulated Summer House with TV point and hot tub. The property is approached via a large Indian stone driveway, with ample parking for several vehicles and leading to the attached garage, perfect for storage and even includes an electric charging point. External lighting has also been added to the front of the home via soffit lighting and there is a security system installed including perimeter sensors, intruder alarm and CCTV. The front gardens are completed with hard landscaping to finish this remarkable property.

Other highlights of this special home included Sonos sound system, waterproof tv in the bathroom and a Bluetooth sound system. Viewings of this unique and turn key home are now welcomed.





