

Church Gardens, Euxton

PR7 6LF





This fabulous five bedroom detached individual property is one of only three homes within an exclusive development in the heart of the village. Offering approximately 2,500 square feet of elegant and versatile accommodation, with countryside walks on the doorstep, this exceptional family home is available with no upward chain.

To the front, the block paviour driveway can accommodate two vehicles, with additional adjacent parking, and leads to the double garage, with electrically operated doors, and main entrance. Step inside to the welcoming hallway with Amtico flooring and from there to the delightfully proportioned living room, where patio doors open onto the garden and a multi-fuel stove provides a cosy focal point for those winter evenings.



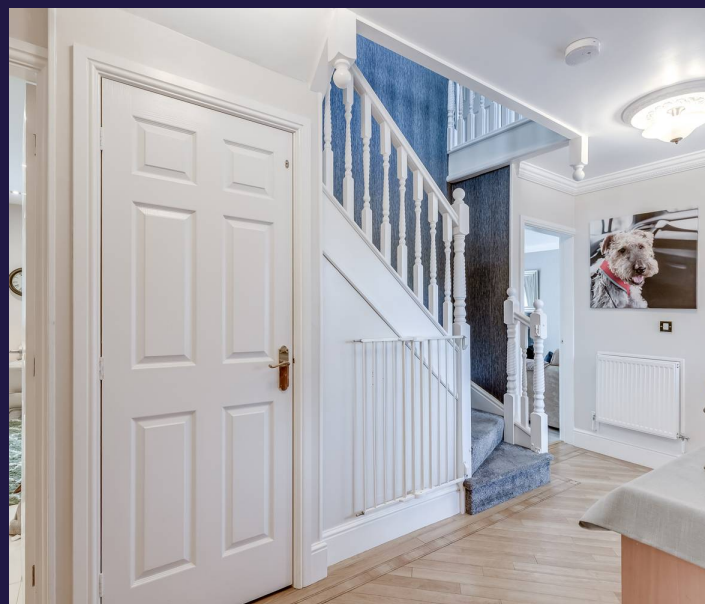
The heart of the home offers ample space for both dining and comfortable furniture, making it ideal for family life and entertaining and made additionally cosy by underfloor heating. The bespoke kitchen comprises a range of wall and base units together with a central island, all complemented by Corian work surfaces. High-quality appliances include a Zip Hydro tap, Miele induction hob, multi oven and dishwasher, AEG oven, Gaggenau steam oven and full-height refrigerator and freezer.

Leading off is the large utility and boot room, providing further storage together with space, power and plumbing for additional appliances, alongside a courtesy door to the double garage.



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Council Tax band: G

Tenure: Freehold

- Striking five bedroom detached property
- Over 2,500 square feet of accommodation
- Private cul de sac location
- Video and virtual tour
- Countryside walks on the doorstep



HOME  TRUTHS

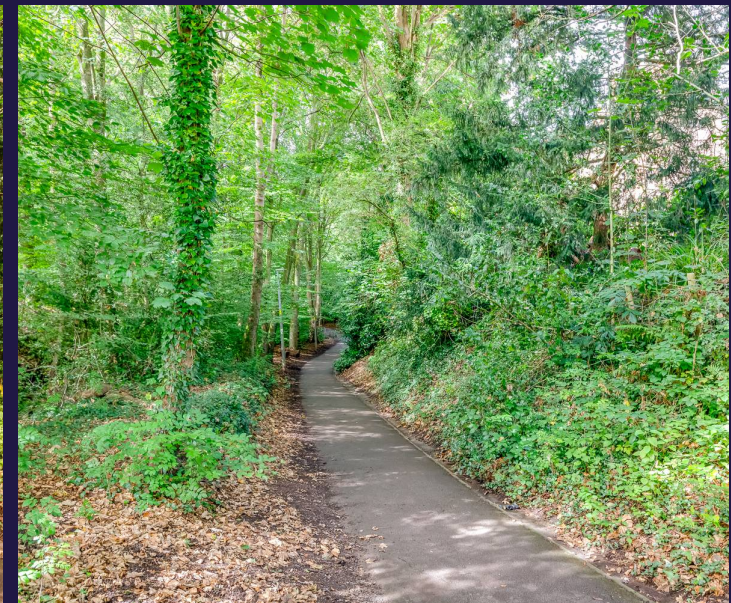
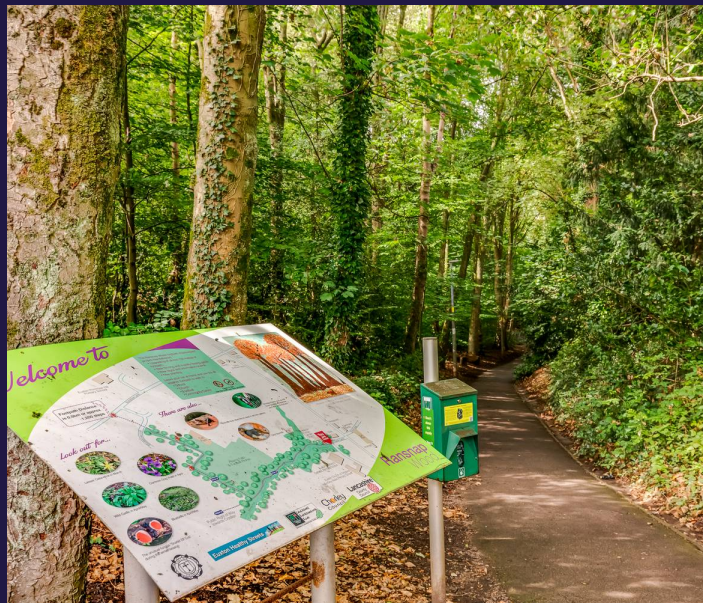
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

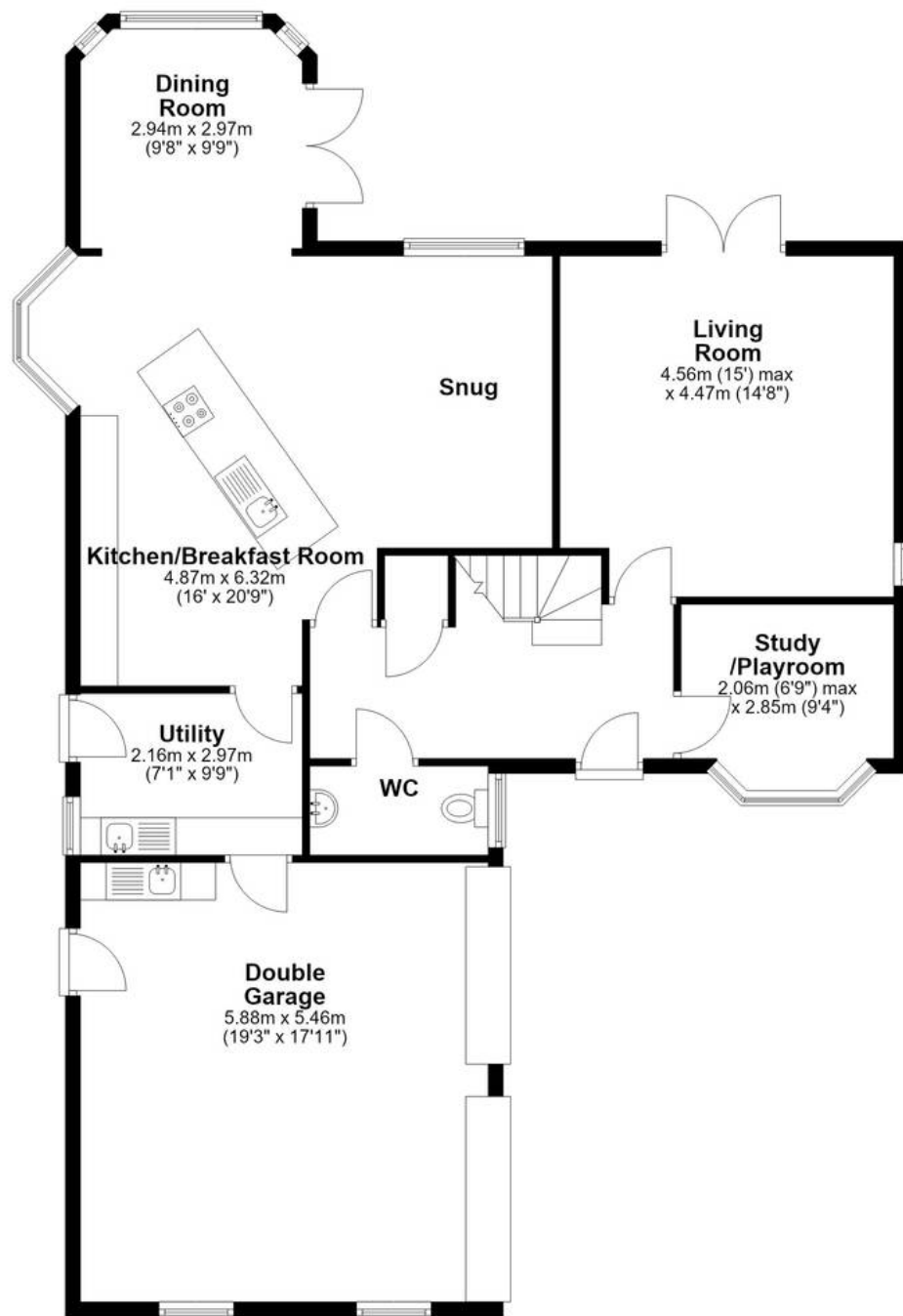
244 Spendmore Lane, Coppull, PR7 5DE
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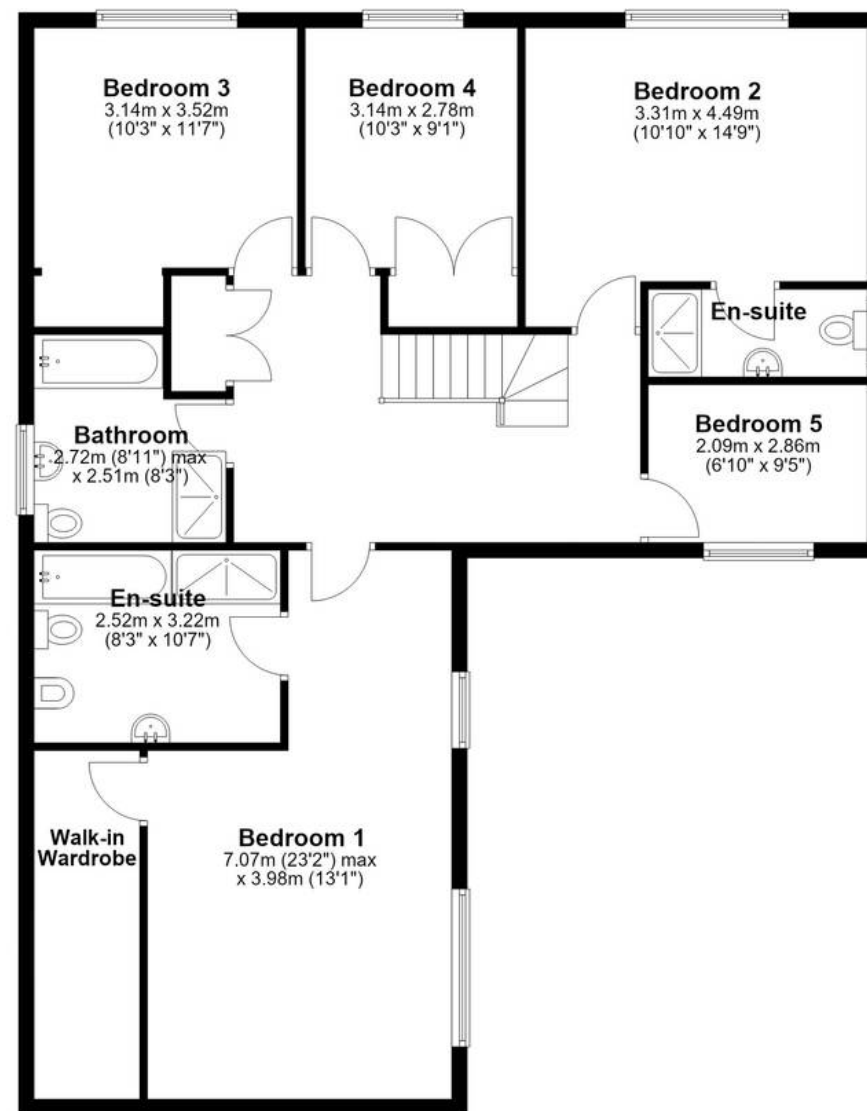
Ground Floor

Approx. 121.6 sq. metres (1308.4 sq. feet)



First Floor

Approx. 114.2 sq. metres (1229.6 sq. feet)



Total area: approx. 235.8 sq. metres (2538.0 sq. feet)