

Church Gardens, Euxton

PR7 6LF

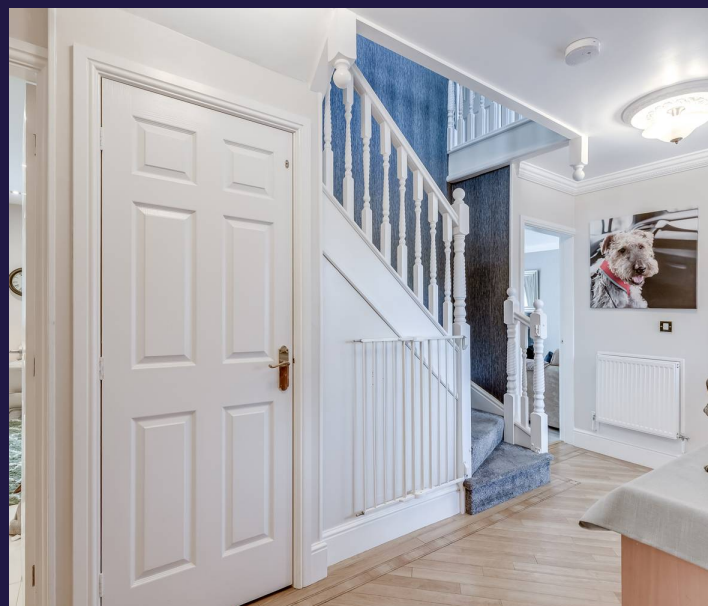




This fabulous five bedroom detached individual property is one of only three homes within an exclusive development in the heart of the village. Offering approximately 2,500 square feet of elegant and versatile accommodation, with countryside walks on the doorstep, this exceptional family home is available 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. Completing the ground floor is a versatile study, equally suited to use as a playroom or snug, together with a cloakroom comprising wc and wash hand basin.



Step outside into the very private south-facing garden, where sunset decking, a raised lawn bordered by mature planting and a large side utility area combine to create the perfect space in which to relax and entertain with family and friends. Back inside, stairs rise to the first-floor galleried landing, with ladder access to the part-boarded loft, which benefits from lighting. The well-proportioned principal bedroom enjoys a walk-in dressing room and en suite comprising bath, mixer shower in cubicle, bidet, wash hand basin and wc. Bedroom two also benefits from fitted wardrobes and its own en suite shower room, while bedrooms three and four are both comfortable doubles. Bedroom five is a well-proportioned single room and would also make an excellent additional home office if required. The family bathroom comprises bath, mixer shower in cubicle, wc and wash hand basin. Just a short distance away, at the bottom of the lane, you can enjoy a stroll through Ransnap Woods and the beautiful surrounding Lancashire countryside. With village and town centre amenities also within easy reach, this exceptional property offers space, style and a superb lifestyle location.









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 accommodation

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

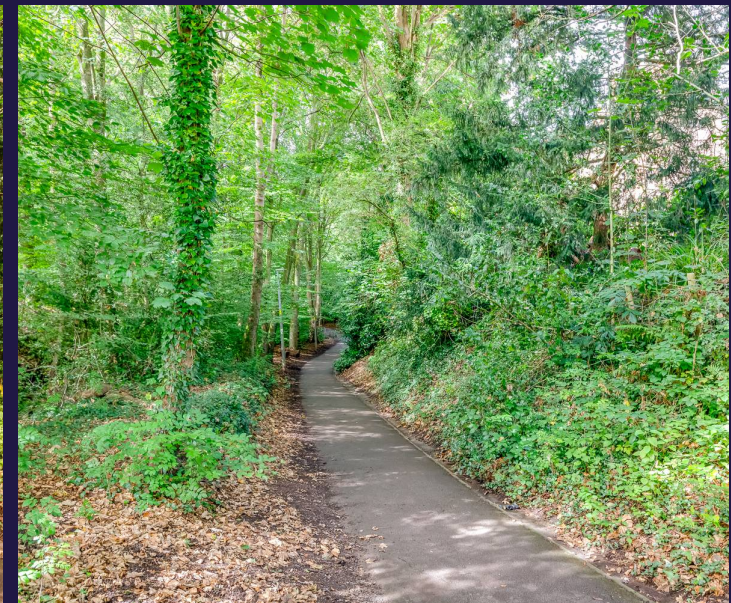
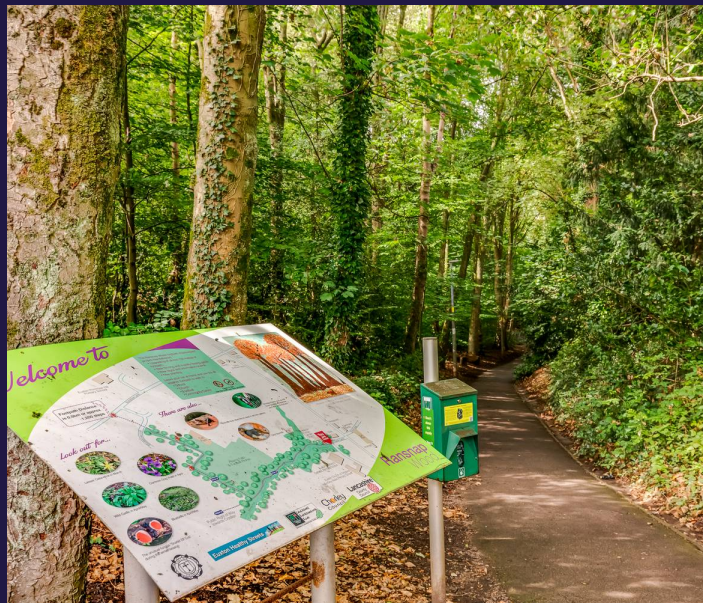
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
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Coppull Branch

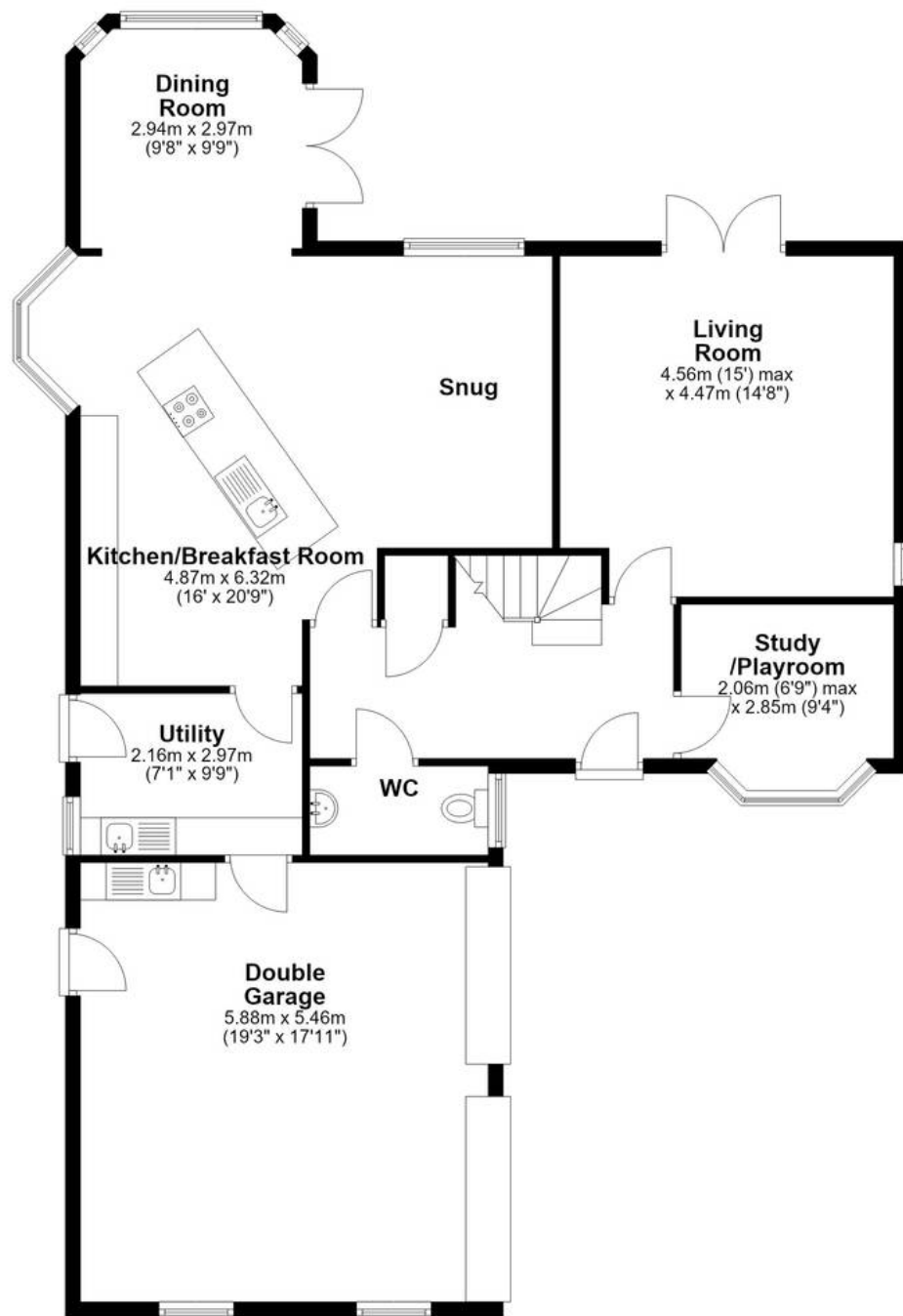
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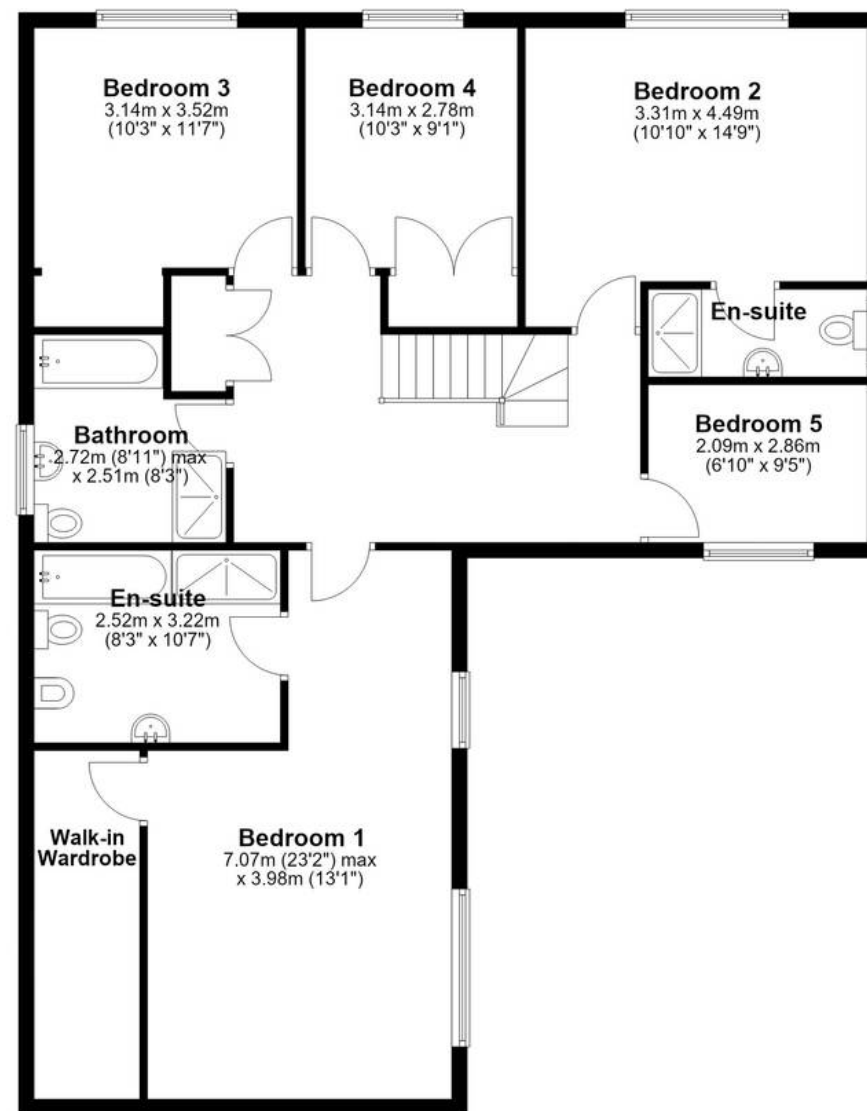
Ground Floor

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)