

HOME  TRUTHS

Houghton Close, Euxton

PR7 6QN





Delightful detached property with four double bedrooms, tucked away on a quiet cul-de-sac in a sought-after residential area. Offering over 1,400 square feet of well-proportioned accommodation, a private south-facing garden and the benefit of solar panels, this is a wonderful place to call home and an excellent choice for energy-conscious family living. The driveway provides parking for two vehicles and leads to the garage, which benefits from power and lighting, and to the main entrance. Step into the welcoming hallway, with courtesy door to the garage housing the Potterton combi boiler, together with a cloakroom comprising wc and wash hand basin. To the front, the gorgeous living room enjoys plenty of natural light from the bay window, whilst to the rear, the heart of the home provides ample space for both dining and comfortable furniture. The kitchen comprises a range of wall and base units with integrated appliances including gas hob, double electric oven and grill, dishwasher, refrigerator and freezer. A separate utility/boot room provides space, power and plumbing for additional appliances. Patio doors open onto the sun terrace and through to the private south-facing garden. Raised beds provide the perfect opportunity for growing your own produce, whilst the good-sized lawn creates a wonderful space in which to relax, entertain and enjoy the sunshine. Back inside, stairs rise to the first-floor landing with useful airing cupboard and ladder access to the part-boarded loft with lighting. The principal bedroom benefits from built-in wardrobes and a stylish en suite comprising mixer shower in cubicle, floating wash hand basin, wc, linen cupboard and ladder-style heated towel rail.

There are three further true double bedrooms, providing excellent flexibility for family, guests or home working. Completing the accommodation, the family bathroom comprises bath with screen and shower attachment, floating wash hand basin, wc and ladder-style heated towel rail. With four genuine double bedrooms, generous living accommodation, a private south-facing garden and the added benefit of solar panels, this is a first-class, energy-efficient family home in a highly desirable position.

- Delightful detached property
- Four double bedrooms
- Over 1400 square feet
- Cul de sac location
- Virtual tour
- Private south facing garden



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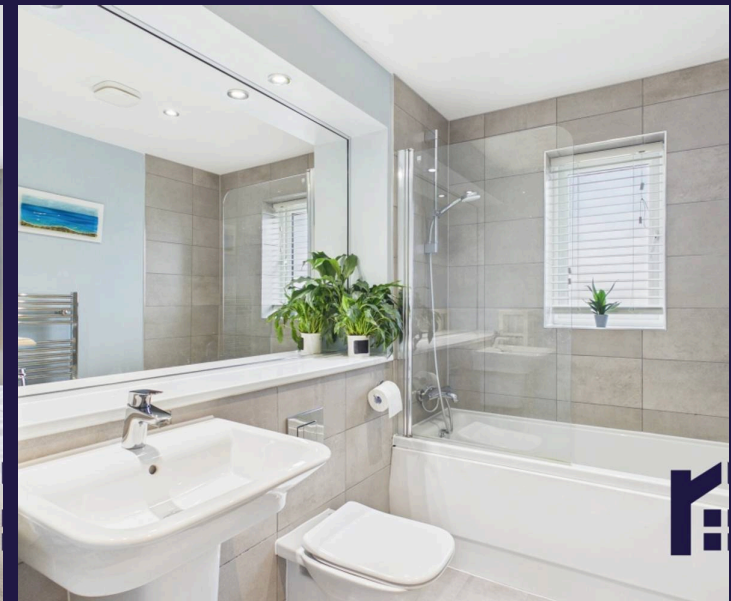
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Floor 1



Floor 2

Approximate total area⁽¹⁾132.1 m²1422 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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