



# Kimberley, Copp Lane, PR3

Offers Over £895,000

🛏️ 4 🚿 2 🚗 2



This imposing detached property is located on the edge of a picturesque village of Great Eccleston, set in approximately 2.5 acres of land and offering possible equestrian uses. Briefly comprises of an impressive entrance/dining hall, lounge, fitted dining/kitchen, utility, and cloak room. First floor landing. Four bedrooms with the master bedroom having a fully fitted furniture and en-suite plus luxury bathroom. extensive garage plus driveway via electric double gates, CCTV Security system. Uninterrupted views across farmland from all elevations. Outbuildings. Electric car charger. No onward chain.

**IMPRESSIVE DINING HALLWAY:** Front door leading to an impressive entrance dining hallway, stairway with spindled and painted balustrade leading to the first floor, two small glazed windows to the front elevation and one to the rear, double doors leading through to the lounge, coving, down-lights & radiators.

**BREAKFAST KITCHEN:** Comprehensively fitted breakfast kitchen fitted with a range of matching base and wall units complemented by working surfaces, concealed lighting, decorative tiling to splashbacks, double Aga range cooker, integrated fridge, freezer and dishwasher, French style double glazed doors onto the rear patio plus further double glazed window onto the rear garden, radiator, coving, door through to the utility room and door through to the cloaks.

**UTILITY ROOM:** Range of matching base and wall units, stainless steel sink unit, tiling to splashbacks, plumbed for an automatic washing machine, space for a dryer, Karndean floor, radiator, double glazed window and rear exit door.

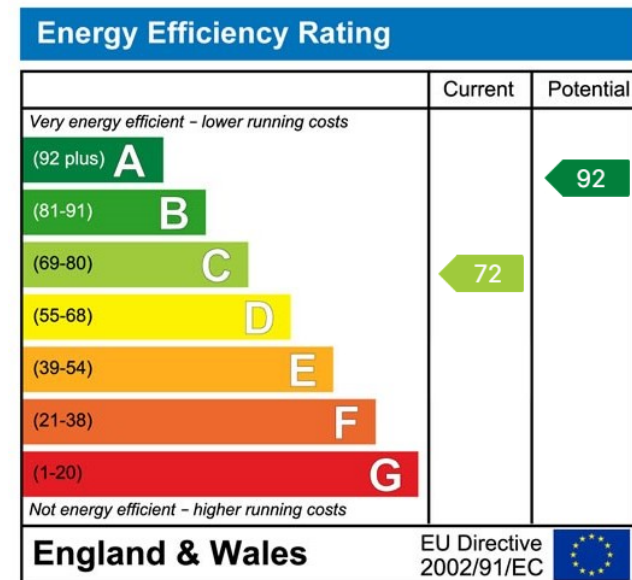
**CLOAKS:** Comprising of a two-piece suite with low flush WC and pedestal wash hand basin.

**LOUNGE :** Impressive dual aspect lounge with double glazed double doors leading onto to the rear garden enjoying beautiful views, double glazed window to the front elevation, radiators, coving and stone fireplace with multi fuel-fire.





- Picturesque village location
- Karndean flooring
- Approximately 2.5 acres of land
- Possible equestrian uses
- Double Aga range cooker
- Rural setting



sales@cheshamandwest.com | 01995 888100 | www.cheshamandwest.com

West End, Great Eccleston, PR3 0ZL