





# Hawthorn Cottage, Great Eccleston, Preston, PR3

Offers Over £800,000

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- A Spacious Modern Detached Family Property
- Modern House Built In 2020 / 2021 - Constructed To The Highest Insulation & Heating Standards
- Stunning Reception Rooms & Stunning Open Plan Kitchen/ Diner
- Between Six & Eight Spacious Bedrooms
- Annex Potential
- Sought After Village Location
- Superb Family Accommodation Arranged Over Three Floors
- Fabulous Master Suite With Dressing Room & En Suite Bathroom
- Private Gardens & Double Garage - Off Road Parking For Numerous Cars
- Energy Performance. - A RATING





OUTSTANDING DETACHED, LUXURY HOME! PURPOSE BUILT WITH ENERGY EFFICIENCY IN MIND, FANTASTIC LOCATION IN THE HEART OF GREAT ECCLESTON.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	94	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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