



**The Laurel, Marklands**

PR5 5XR



**£675,000**



The Laurel is a stunning five bedroom property with circa 2,100 square feet of accommodation set over three floors and with lovely views out over fields and trees. All five bedrooms benefit from en suite facilities. Set in a prestigious and secluded gated development of only nine beautifully designed family homes, all finished to a very high specification with large open living spaces flooded with natural light allowing a seamless transition from inside to outside where you can relax and entertain in a generous garden plot. Perfectly positioned in Cuerden for easy access to primary transport routes, local towns and cities and the beautiful Cuerden Valley, and constructed to exacting standards by Milltom Design & Build, each of these properties offers style, space and luxury in a very energy efficient way. Each home is constructed with highly insulated timber wall panels for maximum thermal efficiency, fitted with the latest Bosch appliances with A rated efficiency and have low energy LED lighting throughout. Added to that the windows are triple A rated for their performance, meaning, that as well as having plenty of natural light you also benefit from solar gain, helping reduce running costs even further.



The construction has been designed to minimise carbon footprint without compromising on the quality of living and a feeling of opulence. Designed with families in mind with plenty of parking, integral garage and plenty of space both inside and out, Marklands is a wonderful place to call home. Do give us a call to arrange a viewing and make this property your home.

Tenure: Freehold

- Eco-home
- High specification
- Generous plot size
- Stunning views
- Five bedrooms
- Circa 2100sq ft of accomodation



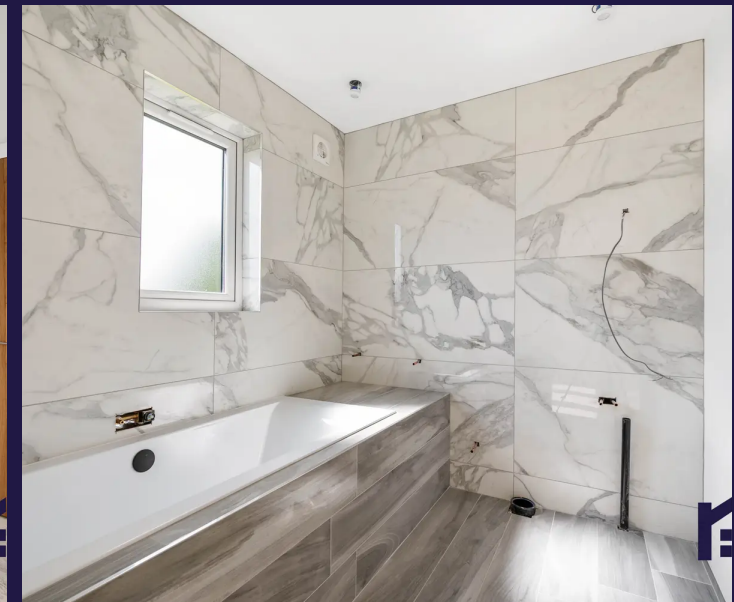
**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

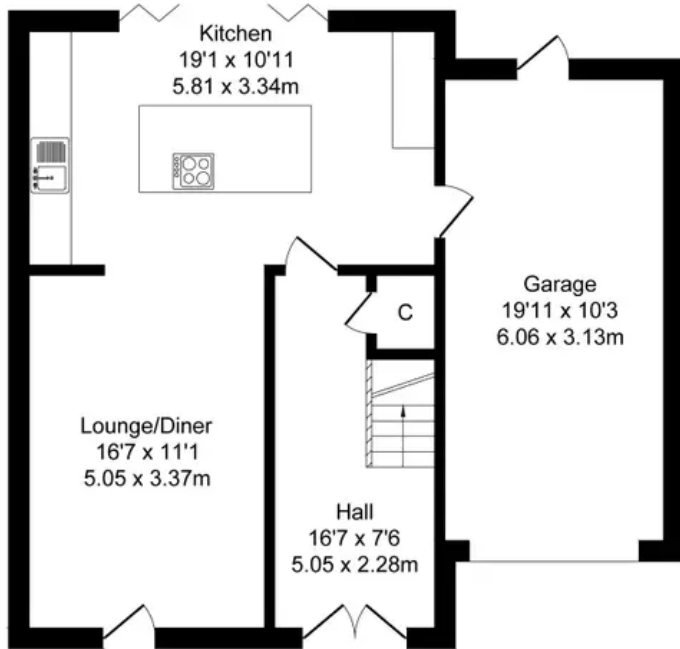
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

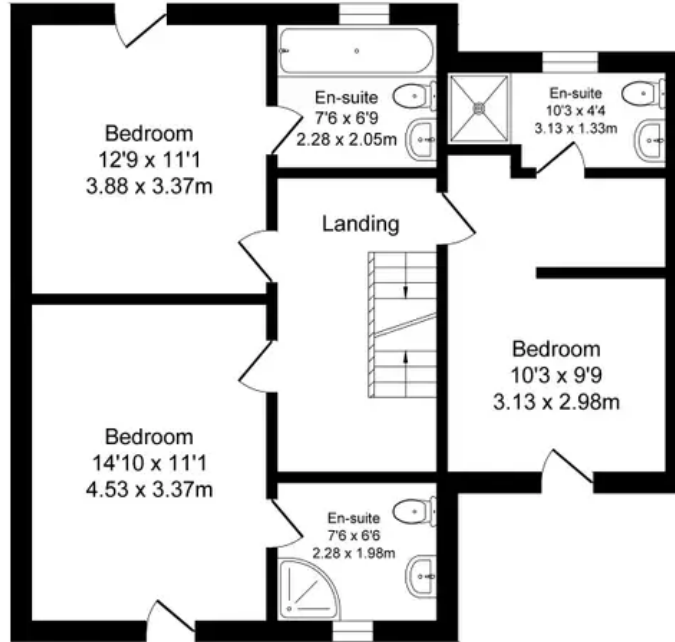


## Total Approx. Floor Area 2035 Sq.ft. (189.1 Sq.M.)

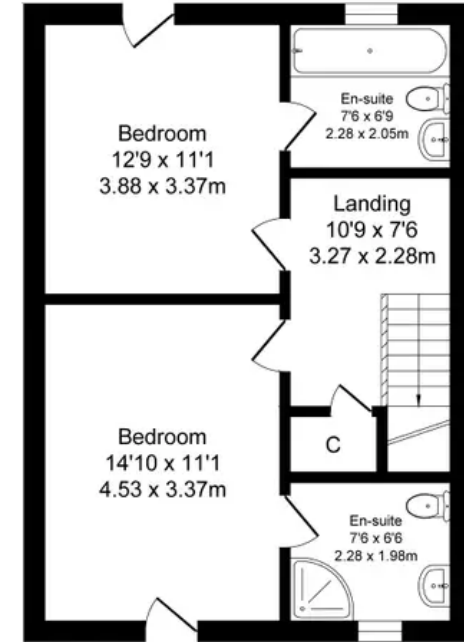
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 766 Sq.Ft  
(71.2 Sq.M.)



First Floor  
Approx. Floor Area 735 Sq.Ft  
(68.3 Sq.M.)



Second Floor  
Approx. Floor Area 534 Sq.Ft  
(49.6 Sq.M.)

