

Preston Nook, Ecclestone

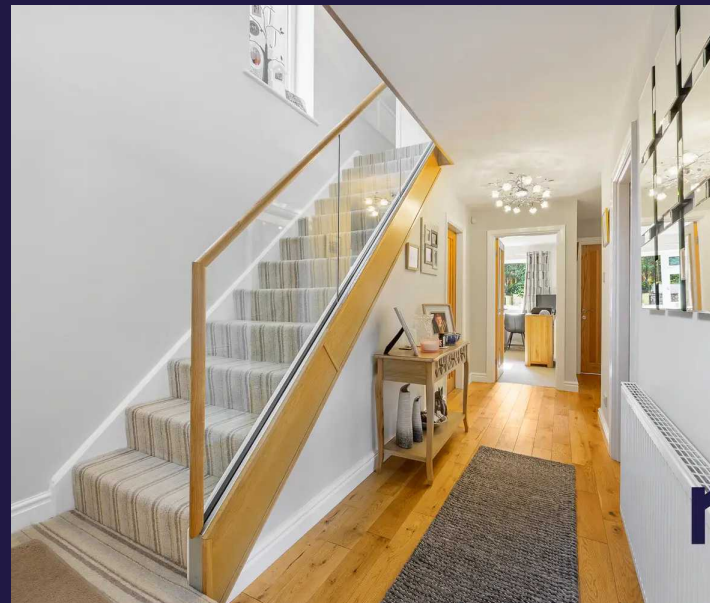
PR7 5TL

£650,000





Tucked away at the end of a sought after cul de sac in the popular village of Eccleston, close to primary transport routes, village amenities, countryside walks and in the catchment area for excellent schools, Treetops is a beautifully presented property that more than lives up to its name. The extensive tarmac driveway can accommodate several vehicles and leads to double garage and the formal entrance which is at the first floor level allowing the property to make the most of the elevation, however the main entrance is to the rear at ground level. Step into the heart of the house in the form of the breakfast kitchen comprising a range of wall and base units with granite work surfaces and etched drainer, central island with breakfast bar and integrated appliances including refrigerator, freezer, dishwasher, washing machine, microwave, wine cooler and range cooker – basically all the things you need to serve up gourmet masterpieces and make cleaning up easy. Leading off is the orangery with lovely views over the gardens. The central hallway has wooden flooring and walk in airing room with storage and cloakroom comprising fully tiled elevations and flooring, wc, wash hand basin and ladder heated towel rail. The living room benefits from views over the gardens, log burning stove to keep you nice and cosy and double doors opening to the spacious dining room making this end of the house a perfect place to entertain. Finally, there is a third reception room currently used as a home office.

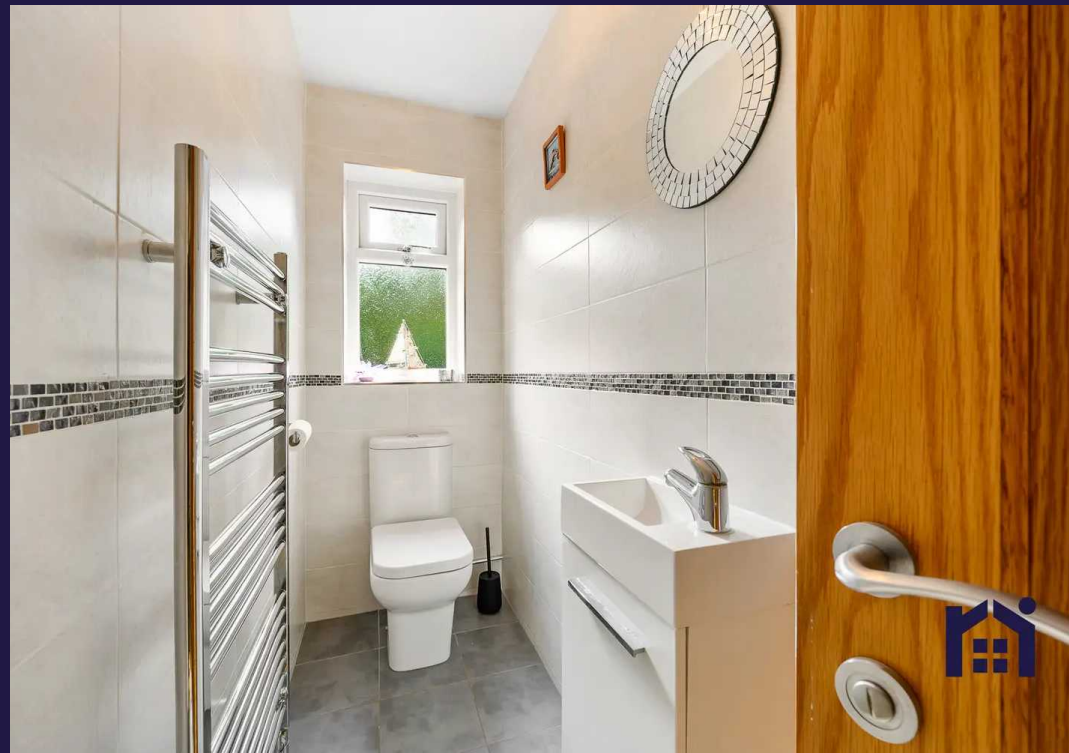
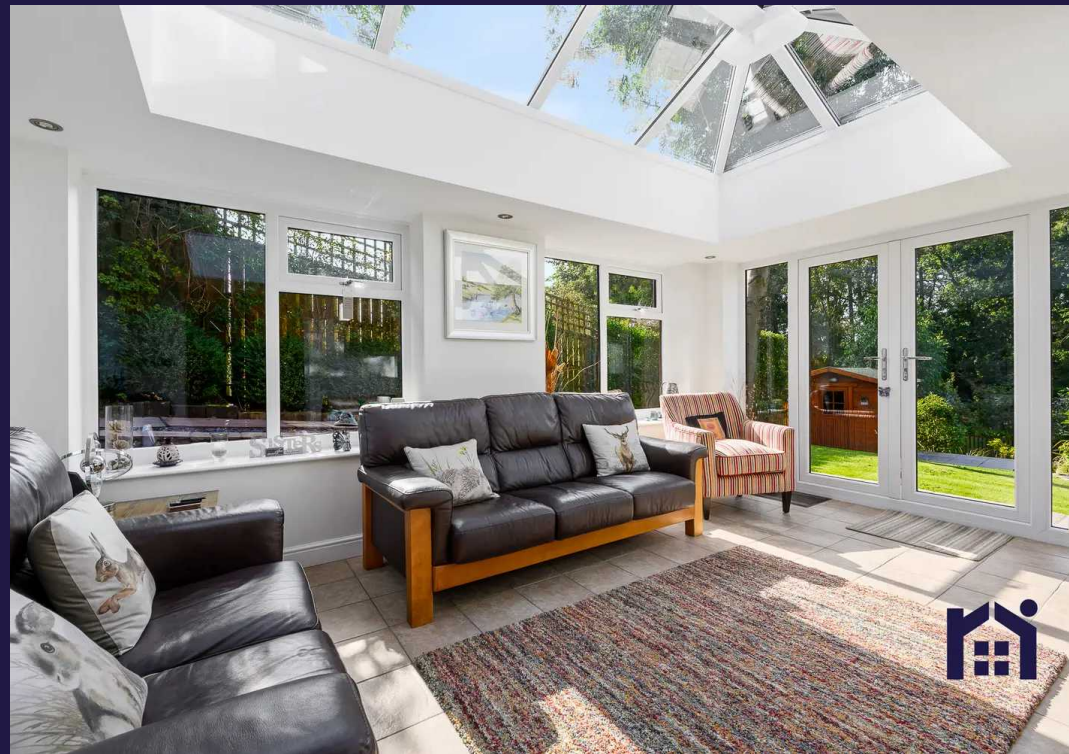




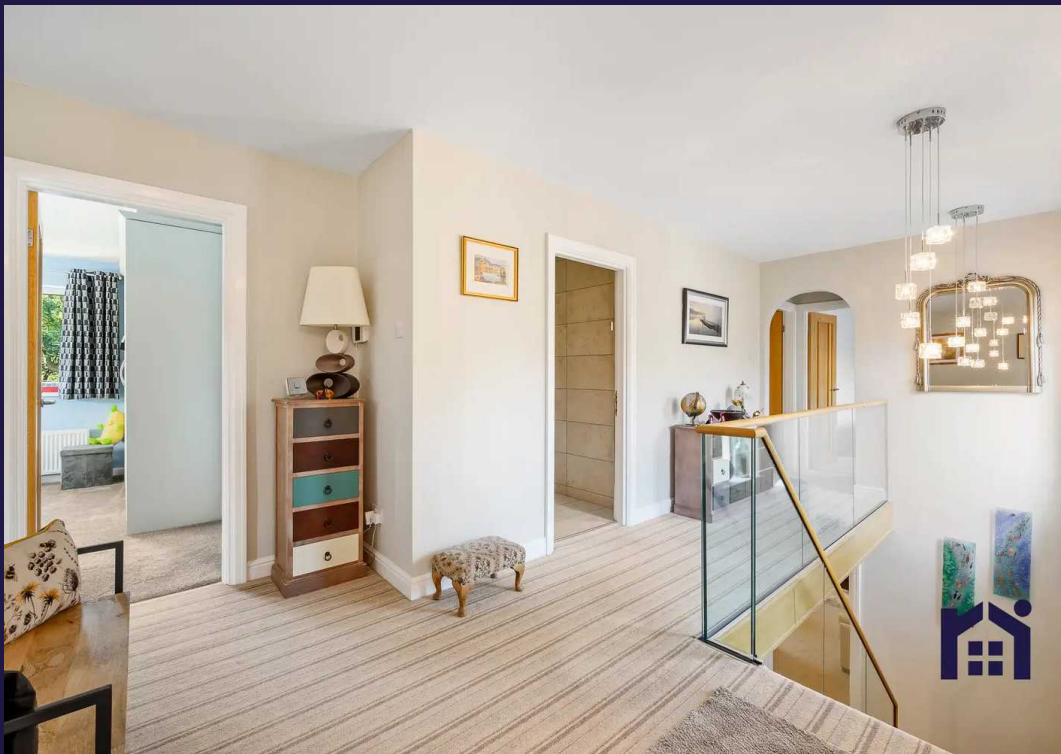


Externally, the south west facing garden is framed by Indian stone terraces and beautiful decked area. The upper garden is laid to lawn with steps leading down first to a mezzanine with summerhouse and seating area, and then to the lower garden. With mature planting for structure and privacy this is a delightful place to while away the hours. There is gated access to the side so you can be straight out to countryside walks. The garage benefits from additional storage units and sink, space, power and plumbing for appliances and electrically operated concertina door. Back inside, an elegant staircase with oak and glass leads to the bedrooms with bedroom one a glorious room having views over the garden and trees beyond and en suite comprising bath with shower attachments, wash hand basin on floating vanity, wc, rainfall shower in cubicle and twin ladder heated towel rails. There are two further double bedrooms and a very comfortable single along with the family bathroom comprising linen cupboard, bath with shower attachment, wash hand basin, wc, rainfall shower in walk in cubicle and twin ladder heated towel rails. With over 2,800 square feet of accommodation this wonderful family home is designed and built for easy living and enjoyment.















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Council Tax band: F

Tenure: Freehold

- Secluded location
- Beautiful detached property
- Four bedrooms
- Delightful gardens
- Elegant bathrooms
- Video tour



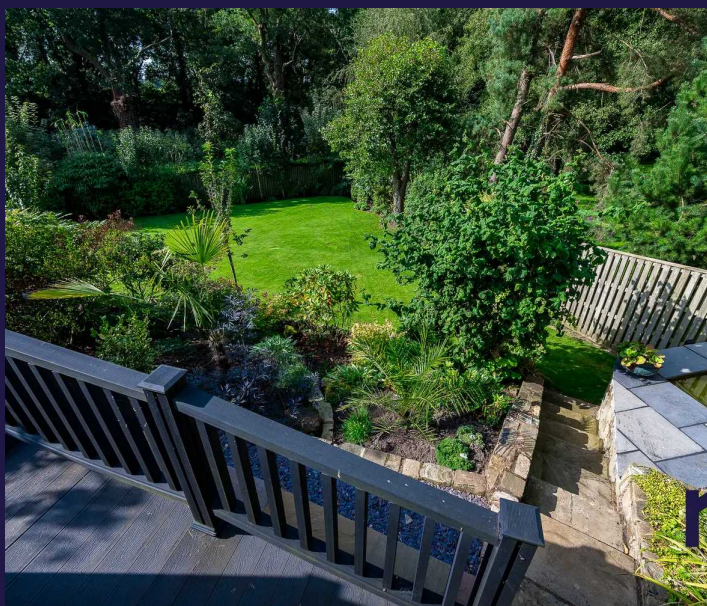
Eccleston Branch

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01257 451673

Coppull Branch

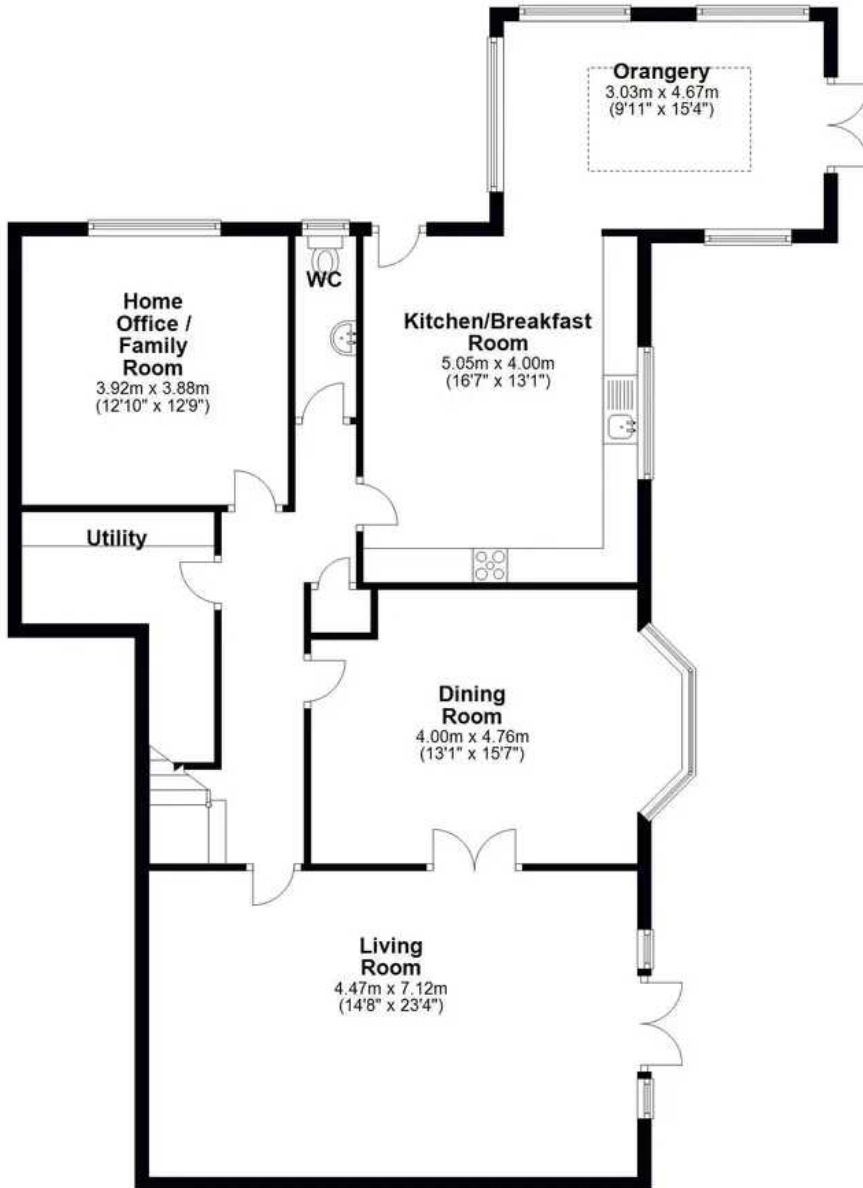
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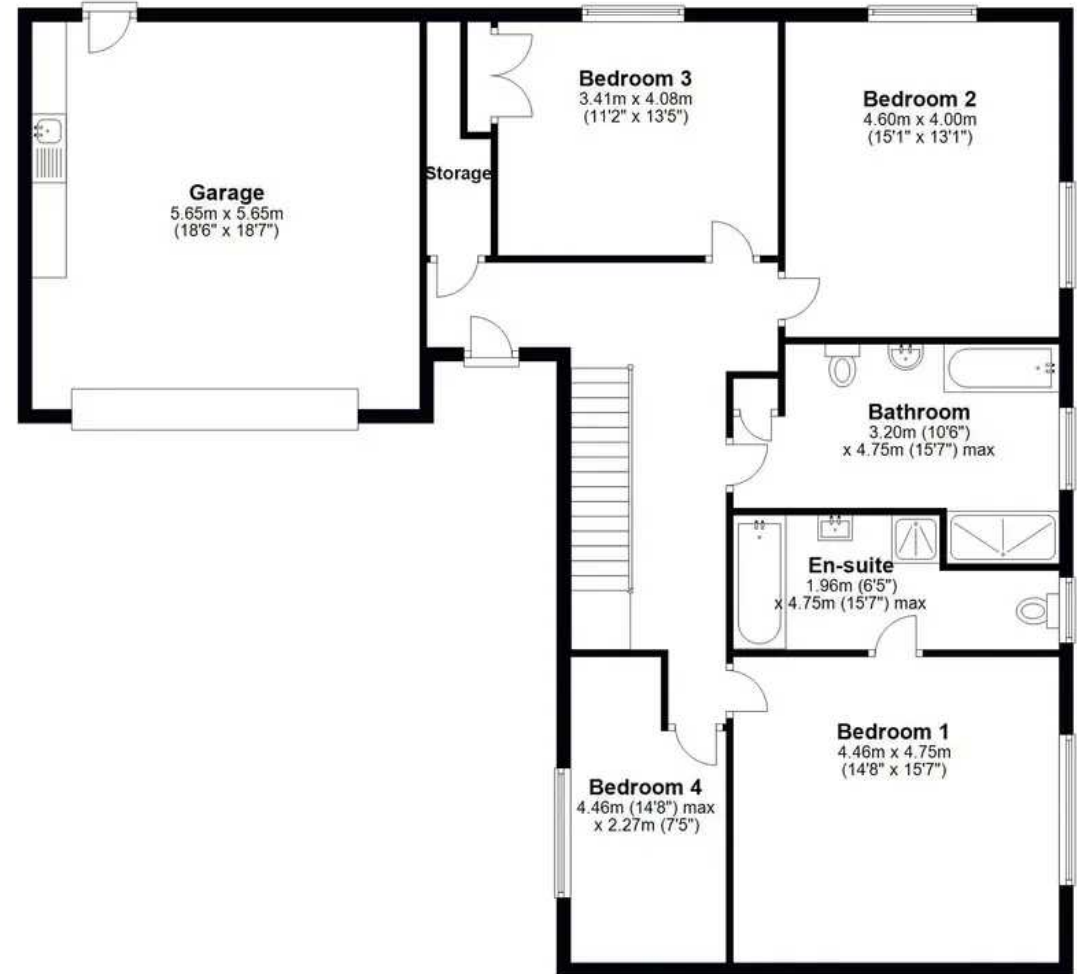




**Lower Ground Floor**  
Approx. 122.9 sq. metres (1322.6 sq. feet)



**Ground Floor**  
Approx. 140.0 sq. metres (1506.6 sq. feet)



Total area: approx. 262.8 sq. metres (2829.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.