



Blue Stone Lane, Mawdesley

L40 2RT



£585,000



Striking four bedroom detached property with stunning family room, ample off road parking and 1900 square feet of delightful accommodation. In a sought after location within easy reach of local villages this spacious family home is available with no upward chain. The driveway leads past the lawn bordered by mature hedging to the main entrance. Step inside into the third reception room and from there to a large hallway with plenty of room for dining and leading off is the good size living room. The heart of the house is stunning with vaulted ceilings, two sets of patio doors and kitchen comprising large central island with induction hob, a range of wall and base units topped by granite work surfaces with etched drainer, and integrated appliances including five burner gas hob, electric oven and grill, multi oven, dishwasher and space and power for an American style refrigerator and freezer. Completing the ground floor are the utility room with central heating boiler, space, power and plumbing for additional appliances and cloakroom with wc and wash hand basin. Step outside onto the substantial, west facing sun terrace which wraps around the side and rear and leads to the lawn, making this private space the perfect place to relax and entertain. Back inside, stairs lead to the first floor landing. Bedroom one benefits from en suite comprising rainfall massage shower in cubicle, wash hand basin on floating vanity, wc and fully tiled flooring and elevations. There are three further double bedrooms all enjoying countryside views and the main bathroom comprises jacuzzi style bath, rainfall massage shower in cubicle, wc, wash hand basin and tiled elevations and flooring.



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Council Tax band: D

Tenure: Freehold

- Striking individual property
- Four double bedrooms
- Beautiful, spacious family room
- Sought after location
- Virtual tour
- No upward chain



HOME  TRUTHS

Eccleston Branch

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Coppull Branch

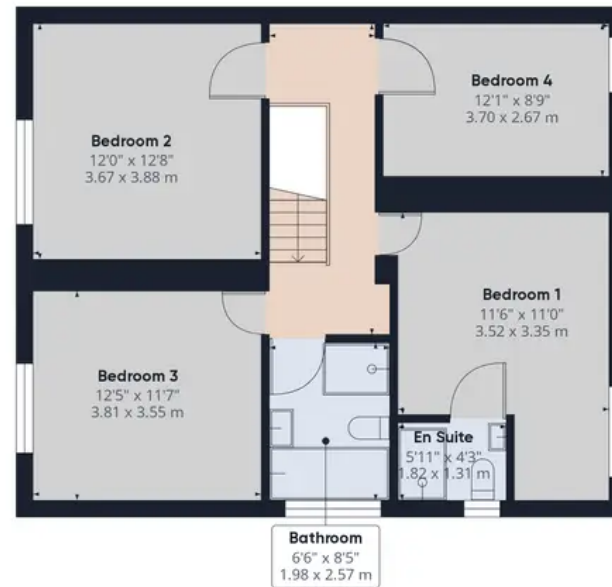
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1907.65 ft²

177.23 m²

Reduced headroom

80.61 ft²

7.49 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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