



Sandringham Road, Ecclestone

PR7 5SN



£474,995



A beautiful new build property offering over 1500 square feet of bright, elegant and extremely energy efficient accommodation set over three floors with lovely views out over fields and trees, and four double bedrooms, two with en suite. Available now.

To the front the driveway can accommodate three vehicles, leads past the landscaped front garden, to the detached garage with power and light, and has EV charging point. Step into the welcoming hallway with Karndean flooring, which runs through much of the ground floor, and has cloakroom off comprising wc and wash hand basin.

The living room is very well proportioned and to the rear the heart of the house has plenty of room for both dining and comfortable furniture. The Shaker style kitchen comprises a range of wall and base units with island, topped with quartz work surfaces and splashbacks with etched drainer, an abundance of power sockets and integrated appliances including double electric oven and grill, five burner gas hob and dishwasher, with a utility cupboard having space, power & plumbing for additional appliances.



Step through the patio doors onto the terrace and back garden, which is laid to lawn, perfect for a family with energetic children.

Within easy reach of village amenities, schools and countryside walks this is a perfect family home, so do give us a call to arrange a viewing and make it yours. Council tax band to follow, EPC A, Freehold.

- Stunning new build property
- Gorgeous master suite
- En suite to bedroom two
- Ample parking
- Virtual tour
- Available now



HOME TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

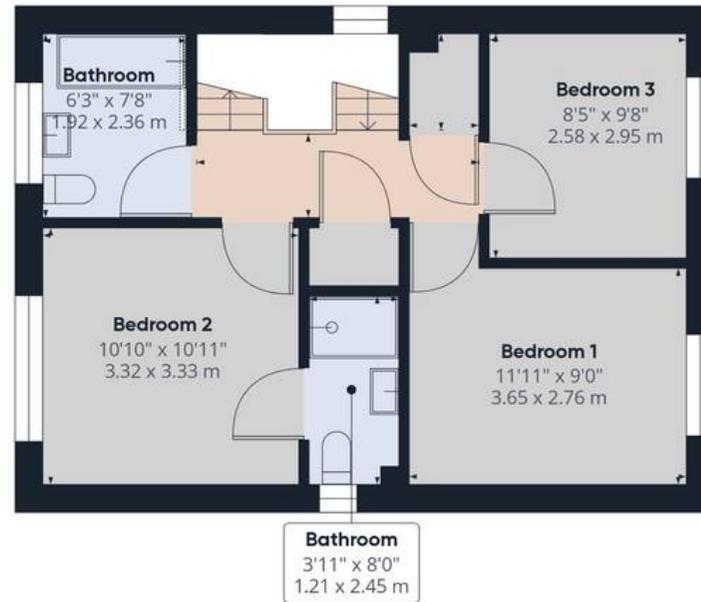
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

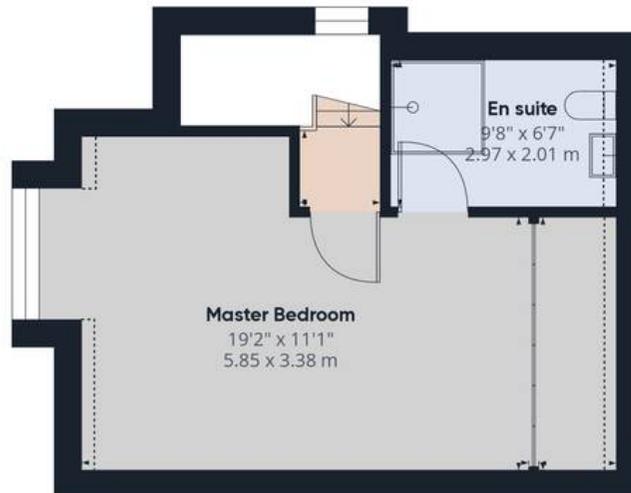




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1420.41 ft²
131.96 m²

Reduced headroom

19.59 ft²
1.82 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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