

HOME  TRUTHS

11 Chaucer Close, Eccleston

Chorley

Offers in Region of **£465,000**





Fabulous, spacious five bedroom detached property on one of the most sought after, mature developments in the village within easy reach of amenities, excellent schools and countryside walks. The driveway can accommodate three vehicles and leads past the lawn to the main entrance. Step into the entrance hallway with cloakroom off comprising wash hand basin and wc. The bay fronted living room benefits from multifuel stove to keep you nice and warm on those cold winter's nights, and double doors lead to the heart of the house. This wonderful family space comprises garden room, dining area and kitchen comprising a range of wall and base units with breakfast bar, Smeg six burner range cooker and space and power for additional appliances. Completing the ground floor are the cloakroom with wc and wash hand basin, and utility room with Worcester central heating boiler, sink and space, power and plumbing for appliances. Externally the upper and lower terraces are of Indian stone and offer a private space in which to relax and entertain with planted borders and central raised bed. Back inside, stairs lead to the first floor landing with airing cupboard. Bedroom two is to the front and benefits from en suite comprising mixer shower in cubicle, wc and wash hand basin. There are two further double bedrooms, one of which is used as a snug, and a comfortable single currently enjoying life as a home office. The family bathroom comprises rainfall mixer shower in cubicle, wc, wash hand basin and ladder heated towel rail. To the second floor is the fabulous master suite with delightful en suite and plenty of natural light from windows to two elevations and views out over fields towards Croston Moss.



Fabulous, spacious five bedroom detached property on one of the most sought after, mature developments in the village within easy reach of amenities, excellent schools and countryside walks. With almost 1700 square feet of accommodation this is a fabulous family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious detached property
- Five bedrooms
- c 1700 square feet of accommodation
- Cul de sac location
- Virtual tour
- Easy access to village amenities



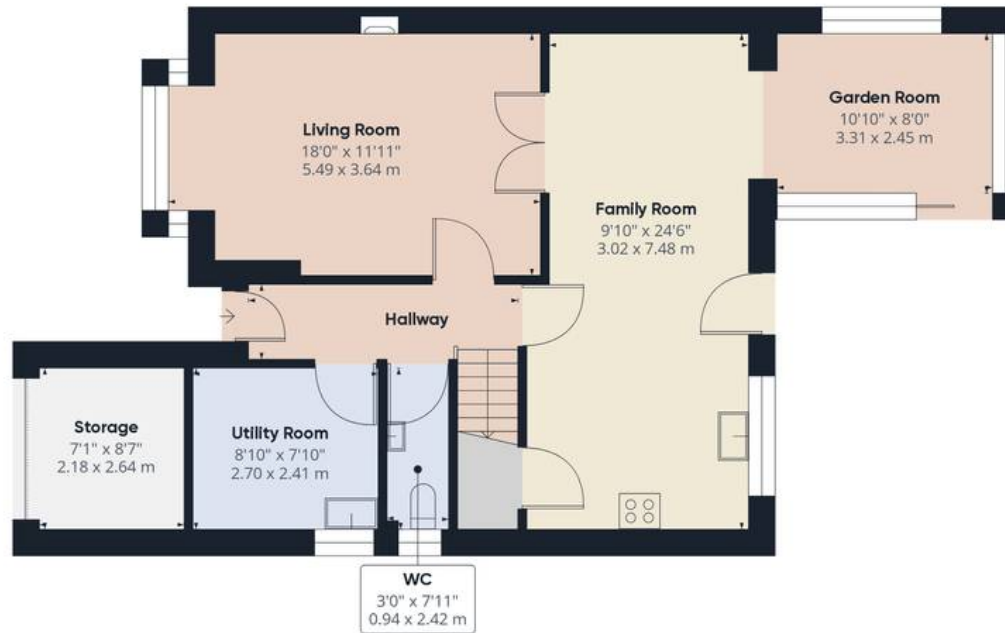
HOME  TRUTHS

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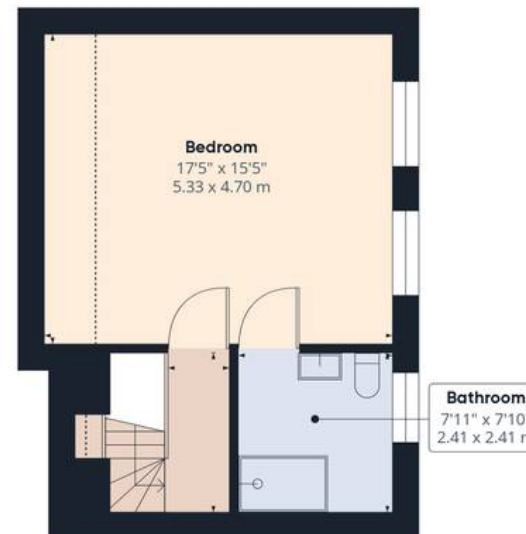




Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

1697.79 ft<sup>2</sup>

157.73 m<sup>2</sup>

**Reduced headroom**

37.89 ft<sup>2</sup>

3.52 m<sup>2</sup>

(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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