

HOME  TRUTHS

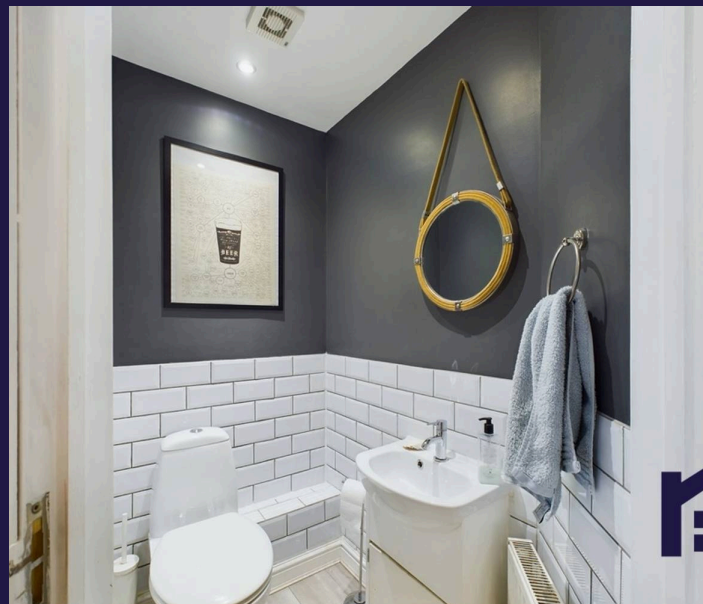
New Lane, Ecclestone

PR7 6NB

£675,000



Fabulous, substantial detached property with five double bedrooms, 2,500 square feet of versatile accommodation and beautiful gardens to the rear. Within easy reach of local amenities, primary transport routes and excellent schools, this is a first class place to call home. The property sits back from the road behind beech hedges and mature planting and has access via a horseshoe driveway which leads both to the garage and the main entrance. Step into the welcoming hallway with Karndean flooring, where double doors open to the well proportioned living room. To the rear, the heart of the house comprises snug flowing to the kitchen with plenty of space for both dining and comfortable furniture and comprising a range of wall and base units with integrated appliances including gas hob, double electric oven and grill, dishwasher, coffee machine and ceiling mounted blue tooth speakers for surround sound. A separate and large utility/boot room offers additional storage alongside space, power and plumbing for appliances and opens to the garage which is currently enjoying life as a gym. Also on the ground floor are two double bedrooms, bathroom comprising bath, wc, wash hand basin, mixer shower in cubicle and ladder heated towel rail, and completing the accommodation is a separate cloakroom comprising wc and wash hand basin. Step outside through large sliding windows onto the sun terrace and from there stroll down the garden with lawn, children's play area, productive area including greenhouse, mature apple trees from the original orchard and newer peach, plum and pear trees. There is secure parking leading to a substantial detached garage with power and light.



All beautifully private, this is the perfect place in which to relax and entertain. Back inside, stairs lead to the first floor landing with picture window giving a gorgeous view of the garden. The master suite comprises ante room, dressing room, bedroom enjoying garden views, and delightful en suite comprising rainfall mixer shower in walk in cubicle, his and hers floating wash hand basin, wc, ladder heated towel rail and blue tooth heated mirror. Bedroom three is to the front with bedroom two running the depth of the property. The elegant family bathroom comprises bath, wash hand basin on floating vanity, wc, ladder heated towel rail and rainfall mixer shower in cubicle. With plenty to do for adults and children alike in the local villages, and having so much to offer both inside and out.



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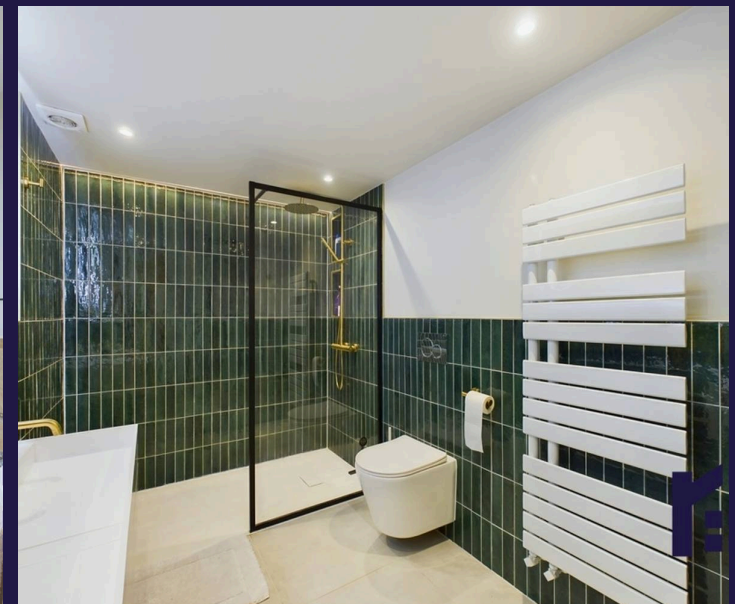
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Floor 1



Floor 2

Approximate total area⁽¹⁾

2499.49 ft²

232.21 m²

Reduced headroom

96.29 ft²

8.95 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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