



The Croft, Euxton

PR7 6LH

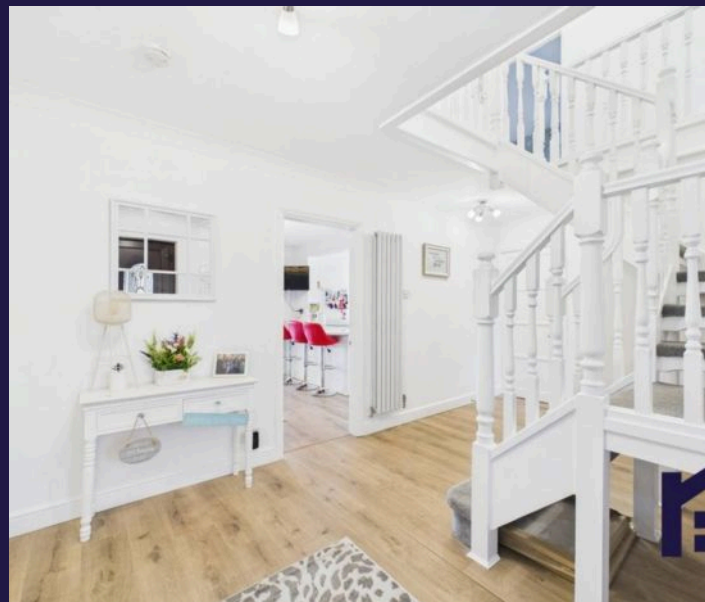




Sitting at the end of a quiet cul de sac in a sought after location in the catchment area for excellent schools, this spacious family home offers over 2,300 square feet of versatile accommodation including a self contained annex.

To the front the block paviour driveway can accommodate several vehicles, has EV charging point and leads to the annex and the main entrance. Step into the vestibule and from there to the large and welcoming hallway with cloakroom off comprising wash hand basin on floating vanity and wc with concealed cistern.

To the left, the living room benefits from multifuel stove and flows into the wonderful sun room overlooking the garden and views to the rear with patio doors out. The heart of the home leads off and, with plenty of space for both dining and comfortable furniture, the kitchen comprises a range of wall and base units topped with quartz work surfaces, breakfast bar and etched drainer with integrated appliances including induction hob, double electric oven and grill, dishwasher and full height refrigerator and freezer.





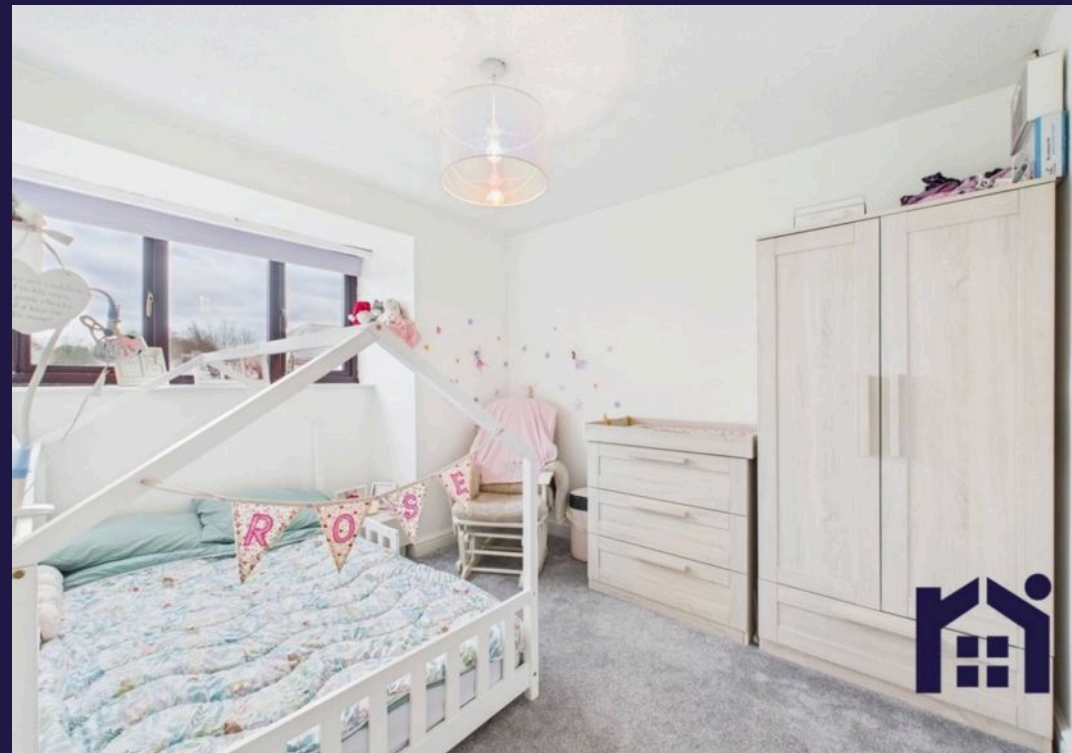
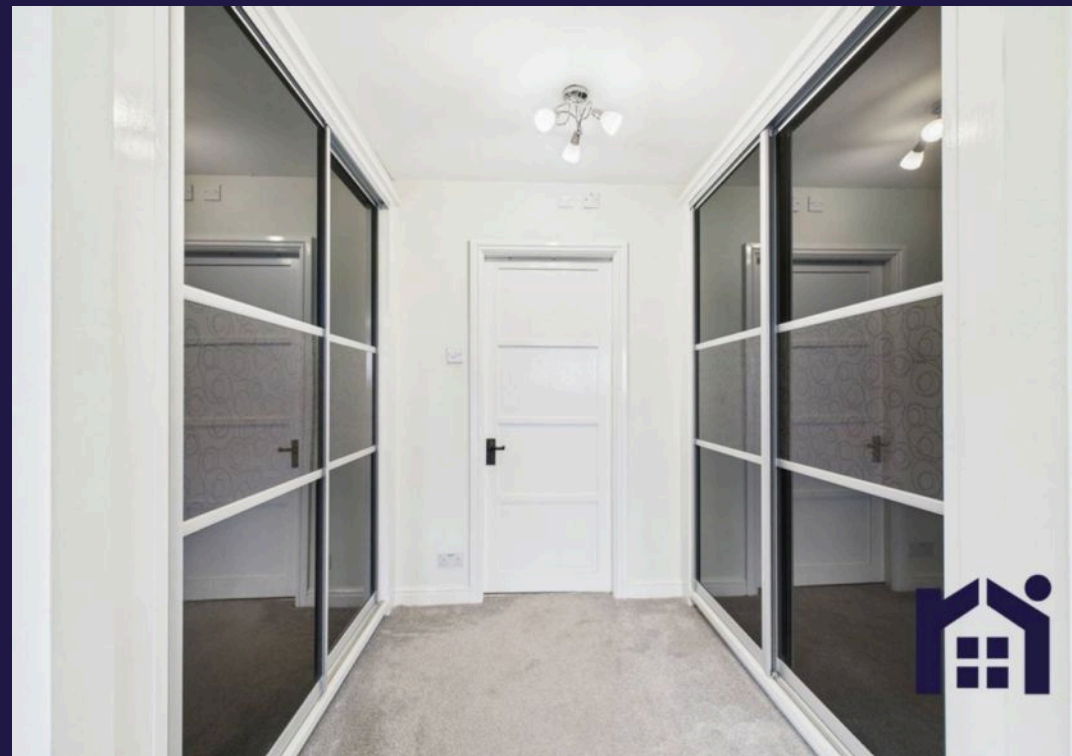
A separate utility room has space, power and plumbing for additional appliances including the Worcester combi boiler. Completing the ground floor of the main house is the snug which currently enjoys life as a playroom. Step outside into the west facing garden with large Indian stone sun terrace having views over fields and trees and stepping down to the lawn making this a delightful place in which to relax and entertain.

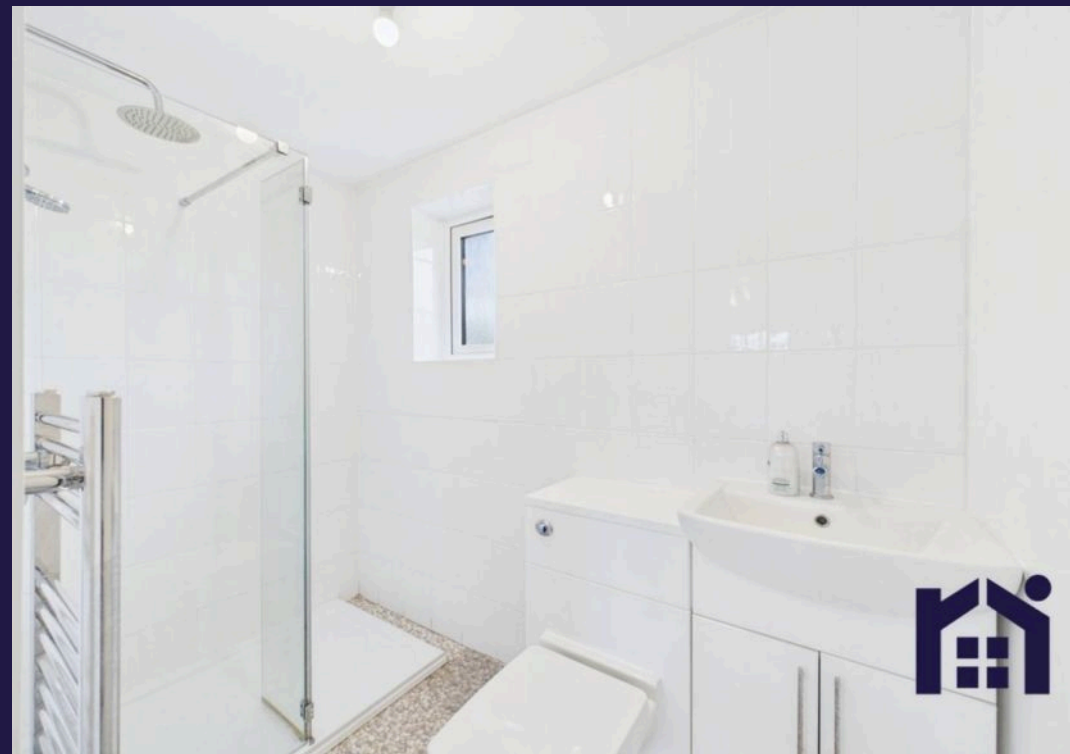
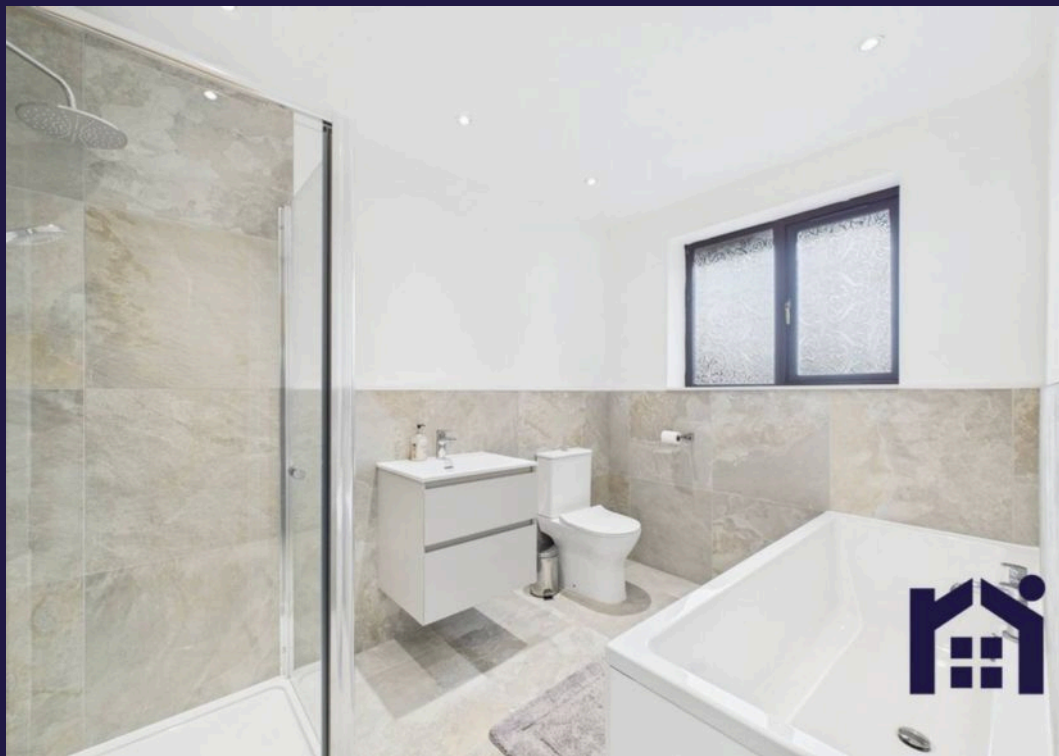
Back inside, stairs lead to the first floor landing with linen cupboard and access to the loft. The fabulous master suite has a range of fitted wardrobes, dressing area and sharp stylish en suite comprising fully tiled elevations and flooring, wc, wash hand basin on vanity, rainfall mixer shower in walk in cubicle and mirrored radiator.

Bedrooms two to four are also great size double bedrooms with bedroom five being a comfortable single currently used as a home office. The elegant family bathroom comprises bath, wc, wash hand basin on floating vanity, rainfall mixer shower in cubicle and ladder heated towel rail.









Completing the accommodation is the adjacent annex which leads off the main house and has its own external access. Comprising living room with kitchenette and bedroom with en suite this makes an excellent guest room and can easily support multi generational living.

Do give us a call to make this your perfect home.
Council tax F, EPC C, Freehold.

- Wonderfully spacious detached property
- Five bedrooms plus annex
- Over 2300 square feet of versatile accommodation
- Cul de sac location
- Virtual tour
- West facing garden



HOME  TRUTHS

Eccleston Branch

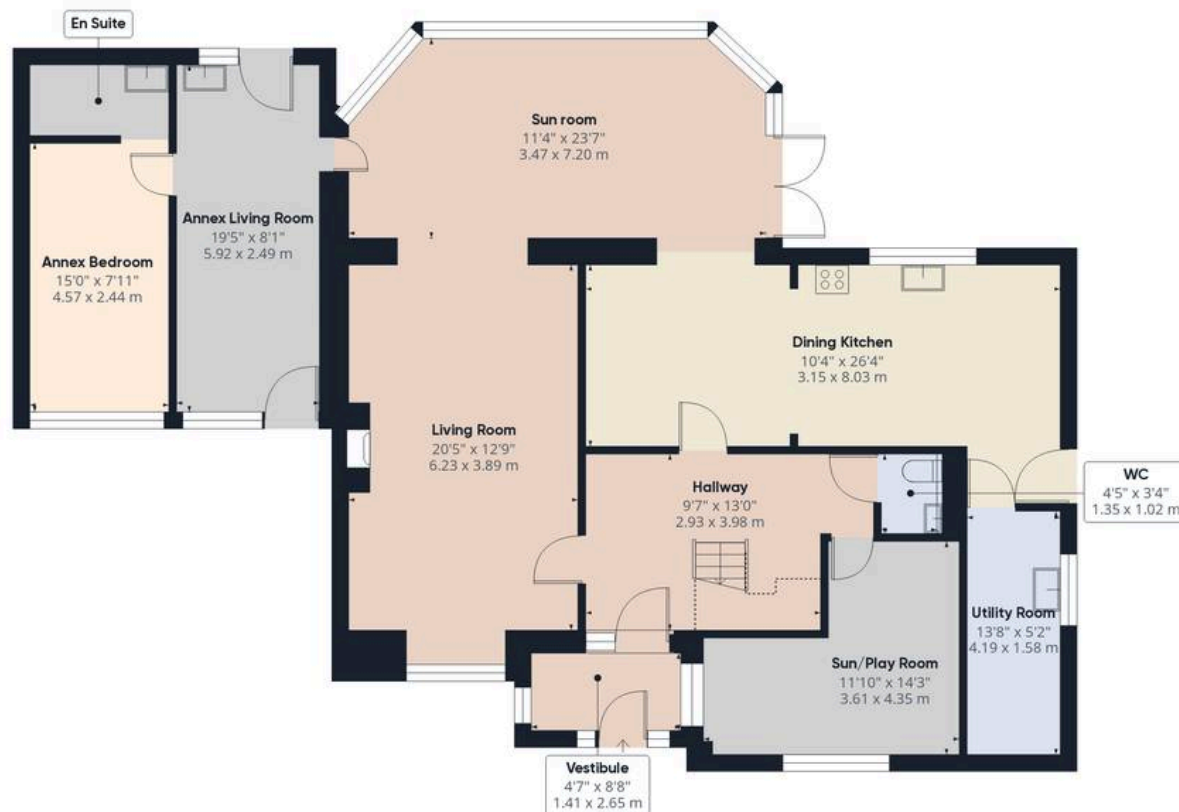
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾

2374.72 ft²
220.62 m²

Reduced headroom

22.96 ft²
2.13 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360