

Armetriding Reaches, Euxton

PR7 6EB



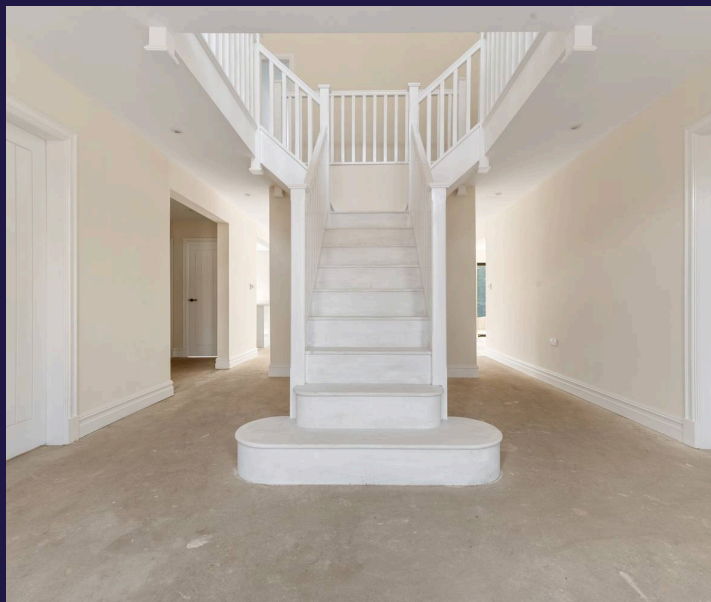


Located on a corner plot in an exclusive private development of only eight executive homes this striking family home offers c 3,100 square feet of versatile accommodation over two floors, with five double bedrooms, stunning signature room and views across the River Yarrow to the fields and trees beyond.

The driveway can accommodate several vehicles and leads to the double garage with electrically operated door, and the main entrance. Step into the imposing entrance hallway with bifurcated staircase leading to the first floor – a very welcoming space in which to greet friends and family.

To the front are the living room and reception two which can operate as a dining room, snug or home office, whilst to the rear the heart of the house overlooks the garden through two sets of bifolding doors, with a dining area, lounge with media wall and kitchen comprising a range of wall and base units topped by gorgeous quartz work surfaces with etched drainer and a range of integrated appliances including electric oven and grill, multi oven, refrigerator and freezer, dishwasher and induction hob with downdraft extractor.

Completing the ground floor are the cloakroom with wash hand basin on floating vanity, wc and ladder heated towel rail, and the utility room having space, power and plumbing for additional appliances.





Step outside onto the full width, south facing, York stone terrace with views over the sizeable lower garden towards the countryside beyond. A perfect place to relax and entertain in style.

Back inside to the first floor, the galleried landing offers a discrete seating area and gives access to all rooms. Bedroom one benefits from those lovely views, walk in wardrobe and en suite comprising rainfall mixer shower in walk in cubicle, floating wash hand basin, wc and ladder heated towel rail. There are four further double rooms with bedrooms two and three sharing a jack and jill shower room, and bedroom five could easily double as a games or cinema room. The family bathroom is an opulent space with bath, rainfall shower in walk in cubicle, wc, floating wash hand basin and storage.

This impressive property has underfloor heating throughout, is available immediately, in the catchment area for excellent schools and close to town centre amenities and primary transport routes. Council tax and EPC to follow, Freehold.

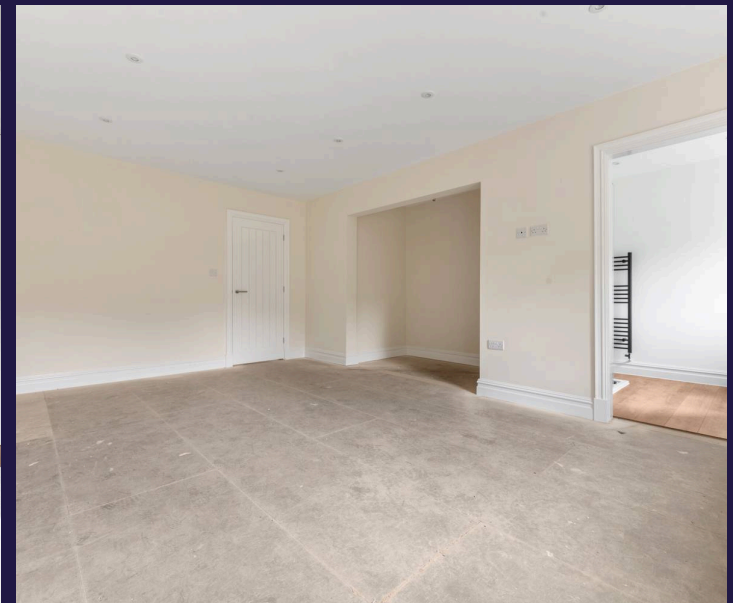
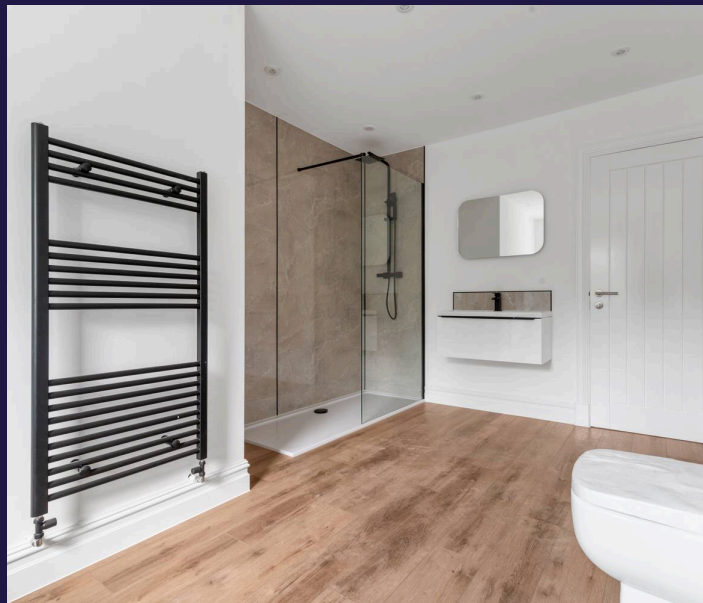


HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

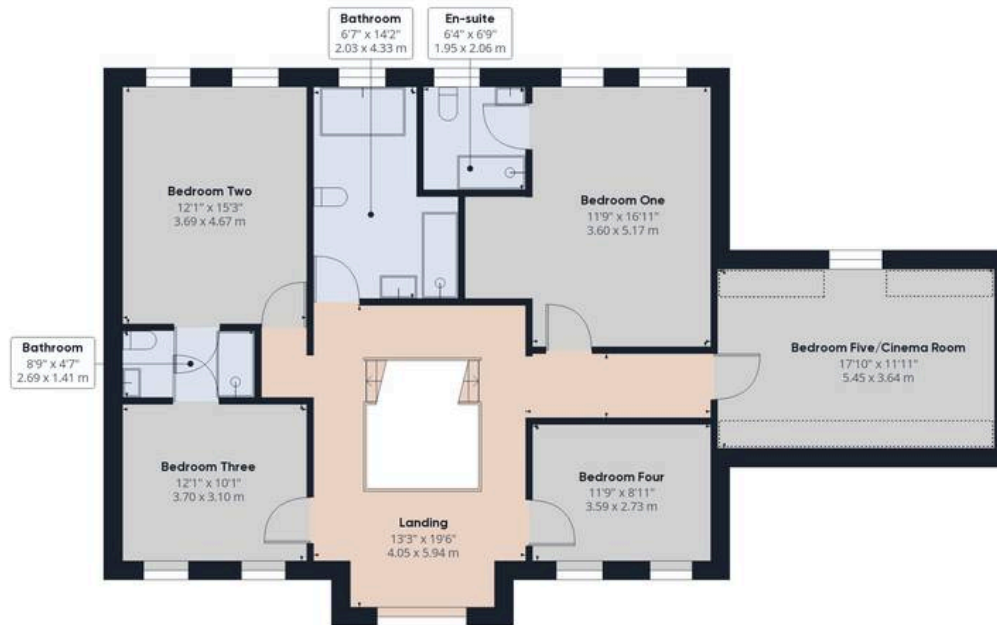
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

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

2914.17 ft<sup>2</sup>

270.74 m<sup>2</sup>

Reduced headroom

69.44 ft<sup>2</sup>

6.45 m<sup>2</sup>

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.

GIRAFFE 360