

Hampton Grove, Clayton-le-Woods

PR25 5SH



£525,000

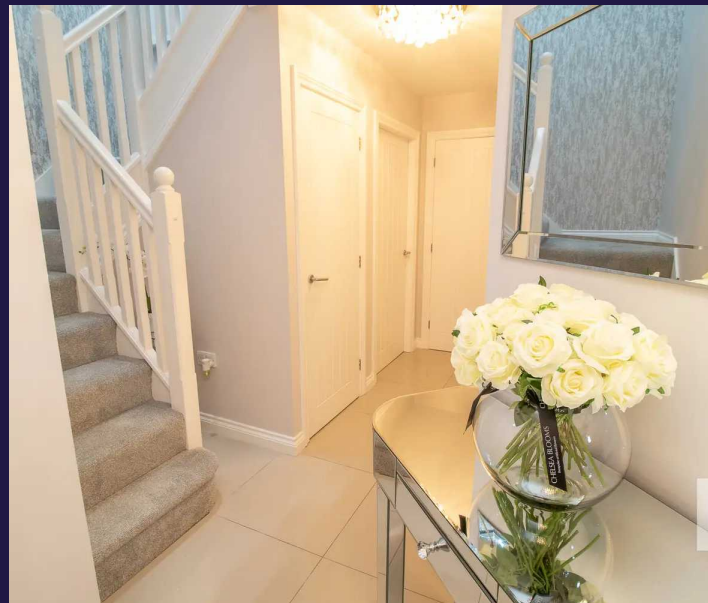


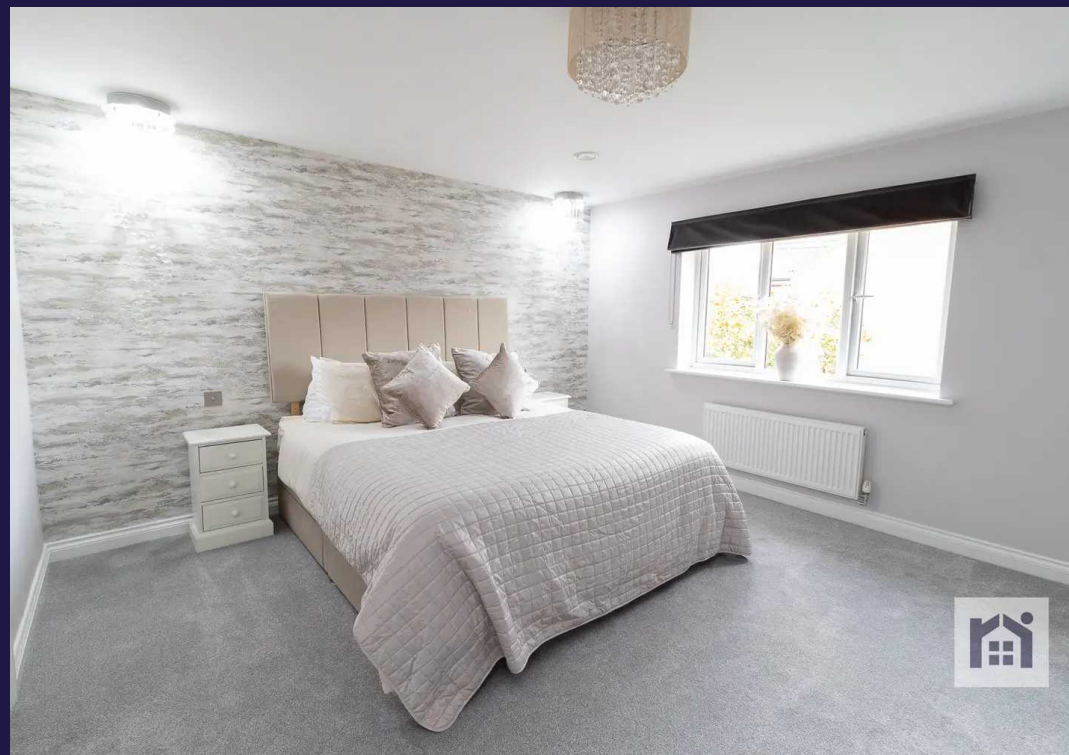
Fabulous five bedroom detached executive property, one of only fourteen on an exclusive gated development in Clayton-le-Woods. Sumptuously appointed and ready to move into this is a first class family home. To the front, the driveway can accommodate two vehicles and leads to the double garage and the main entrance. Step into the welcoming entrance hallway with porcelain tiled flooring and from there to the bay fronted home office. To the rear, the gorgeous living room has media wall and bifold doors overlooking the garden. The heart of the house takes the form of the kitchen with a range of wall and base units with breakfast bar, and integrated appliances including five burner gas hob, dishwasher, electric oven and grill, multi oven, refrigerator and freezer. There is plenty of space for dining and comfortable furniture and bifold doors lead to the garden. Completing the ground floor is the separate utility room with storage, sink and space, power and plumbing for additional appliances, and the cloakroom comprising wc and floating wash hand basin. An internal door opens to the garage with electrically operated doors. Step outside into the private rear garden which is mainly laid to lawn and benefits from two terraces on which to relax and entertain.

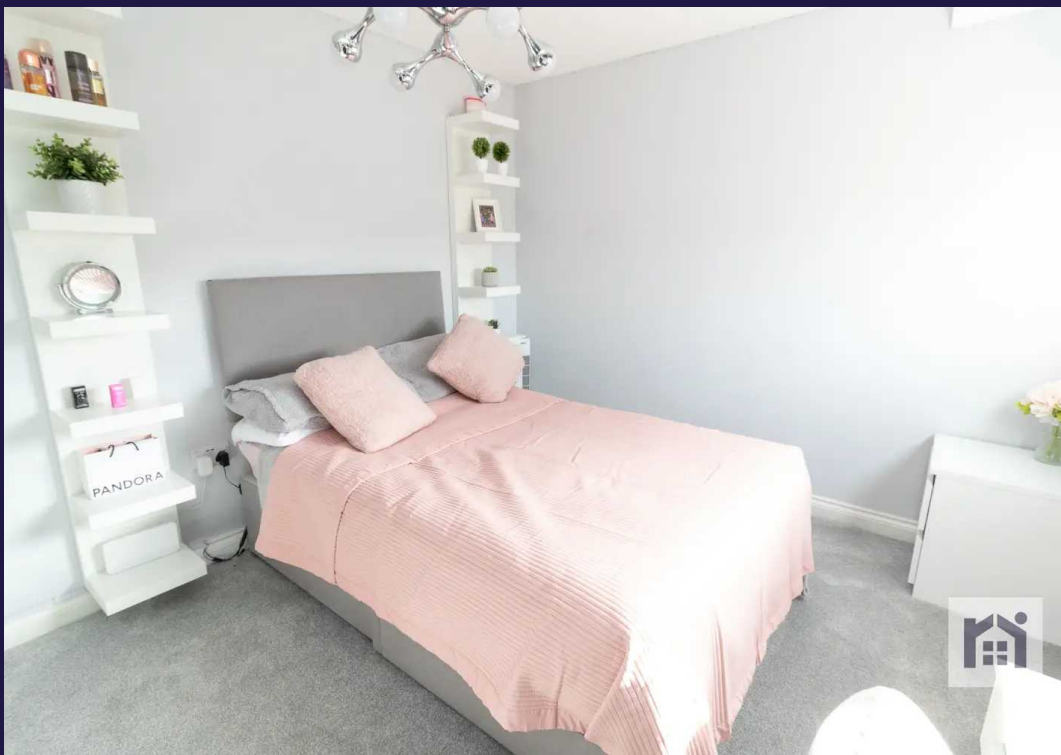
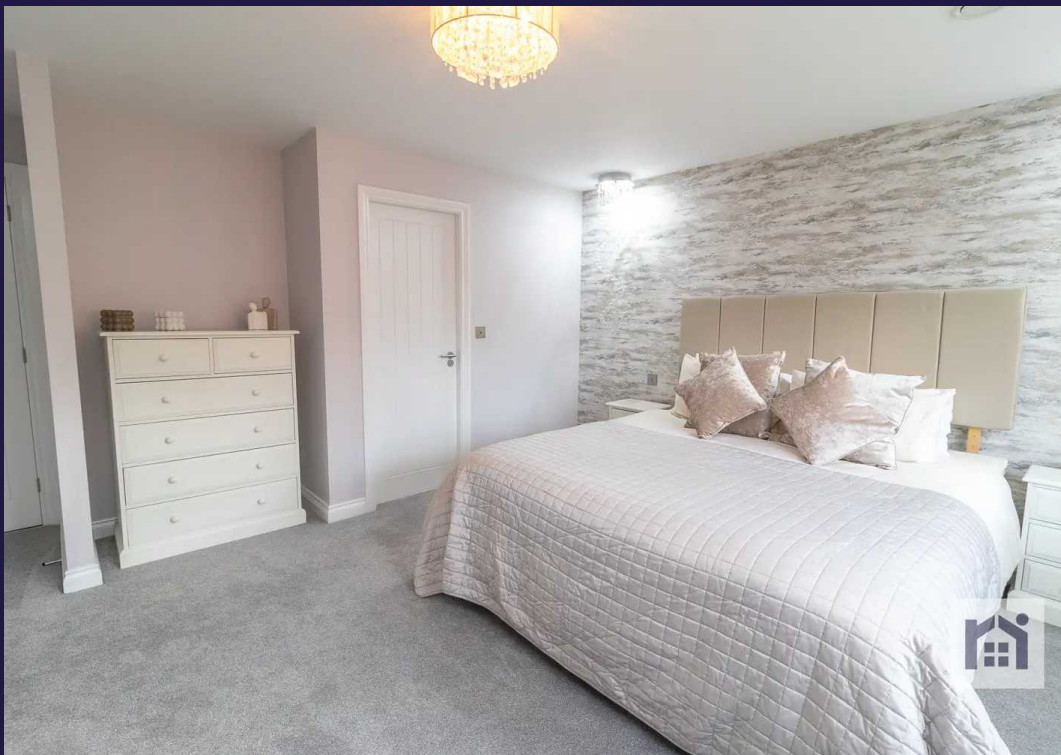




Back inside, stairs lead to the first floor landing with airing cupboard. Bedroom one is a beautiful and stately room with en suite comprising tiled flooring and elevations, wc, floating wash hand basin, rainfall mixer shower in cubicle and ladder heated towel rail. Bedroom two also benefits from en suite with a similar specification to bedroom one. There are two further double bedrooms and a very comfortable single currently used as a dressing room. The family bathroom comprises bath, rainfall mixer shower in cubicle, wc, floating wash hand basin and ladder heated towel rail. Within easy reach of primary transport routes, town and city centres, local schools and walks in the nearby Cuerden Valley this property offers over 2,000 square feet of highly specified accommodation.









Fabulous five bedroom detached executive property, one of only fourteen on an exclusive gated development in Clayton-le-Woods. Sumptuously appointed and ready to move into this is a first class family home with over 2,000 square feet of highly specified accommodation.

Council Tax band: F

Tenure: Leasehold

- Beautiful detached property
- Five bedrooms
- Highly specified throughout
- Exclusive gated development
- Over 2,000 square feet
- Sought after residential area



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

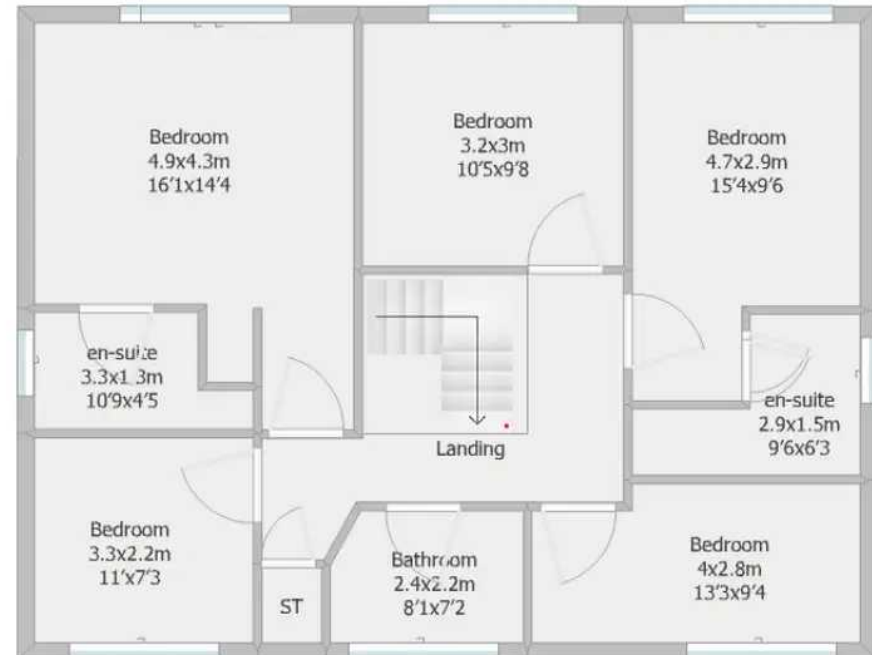
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Ground Floor
128.3 sq m (approx)
1381 sq ft (approx)



First Floor
79.3 sq m (approx)
853.6 sq ft (approx)



Floor plan NOT to scale and is for illustrative purposes only.
Plan drawn by RoomSketch.