



Maria B Evans Estate Agents Limited

54 New Mill Street, Ecclestone, PR7 5FT

Offers in the region of £595,000



- Stunning, five-bedroom detached residence
- Perfect family home set close to the village amenities and schools
- Striking kitchen-diner with bi-folding doors to the rear garden
- Two spacious reception rooms
- One reception room with multifuel burner and mezzanine bar
- Boot room or home office space available to the ground floor
- Two-piece w.c. to the ground floor
- Four double bedrooms with fitted wardrobes to the first floor
- Serviced by a modern four-piece bathroom suite
- Master suite across the second floor with dressing area and en suite
- Landscaped, south-west facing rear garden
- Parking for 3-4 vehicles on tarmacadam front driveway
- Attached garage
- Warmed by gas central heating with UPVC windows throughout

This charming, detached residence provides a copious amount of elegantly presented accommodation. There is an open and spacious feel throughout the whole of the ground floor which comprises of; a striking kitchen-diner, two generously sized reception rooms (one with a mezzanine bar), a boot room and W.C. The remaining accommodation consists of four double bedrooms, serviced by a family bathroom to the first floor and a spectacular master suite across the whole of the second floor. Overall, this home provides the perfect living space in an ideal location, being close to the local village amenities and schools.

The property is approached by a neat Tarmac driveway, offering parking for 3-4 vehicles. This continues into a shale area to the side and is enclosed by hedge borders. A pretty, overhang porch shelters the front composite door with glazed, frosted insets, whilst a wall light illuminates from the side.



Once inside, a stunning entrance hallway unfolds. Amtico flooring runs throughout the area which is completed with a pendant light, decoratively covered radiator and ample storage within an understairs storage cupboard and double doored nook. This is lit by spotlights, has plumbing for two automatic washing machines and further storage above.



The boot room and ground floor w.c. can also be accessed from here. The latter holds a two-piece suite, including a close coupled w.c. and wall-mounted wash hand basin with a monobloc tap and stone-effect splash back behind. This suite is laid with the same flooring, has an opaque window to the side, radiator and pendant light above. The boot room holds a decoratively tiled flooring whilst paneling to dado adorns the walls. This area is lit by a pendant light, warmed by a radiator and also has a window to the front, making it both a perfect boot room or home office.



To the right of the hallway, a striking kitchen-dining area is revealed. Beautifully enhanced by grey ceramic tiles, light is reflected from both the recess downlights to the ceiling, bi-folding doors across the rear and three Velux windows above. The well-appointed kitchen features wall and base units in a soft blue-grey tone, topped with a grey quartz worktop and having a combination of circular and cupped handles, whilst a white tile runs to splash areas. The central island holds a four-point induction hob with hooded extractor fan above and ample storage below. The kitchen is equipped with an integrated Smeg electric double oven, grill, separate microwave and full refrigerator. A Franke inset sink unit with a French-style mixer tap and etched drainer completes the space. The dining area, illuminated by a central pendant light and a window to the front, flows from here seamlessly offering a charming and functional space for the entire family to gather.



Continuing on, the garage has been converted into a generously sized reception room, which is both a stylish and spacious setting for entertainment. This features vaulted ceilings with two Velux windows and a window to the front, furthering the sense of openness and light. At the heart of the room, a multifuel burner warms the space complete with an integrated log store to the side and stylish tiled splash back behind. This space provides ample room for furniture, has a television point to the side and patio doors opening out to the rear. The reception room continues to impress with a mezzanine space above, currently staged as a bar area. It holds recess downlights, a further Velux window and window to the front and is warmed by a radiator.



The living space on the ground floor is finished with a second reception room, accessed both from the entrance hallway and kitchen-diner. This is laid with an Amtico flooring in a herringbone style, has a pendant light above, television point and patio doors to the rear.



The stunning master suite is located on the second floor of the property and begins with a welcoming entrance. This vestibule area has a radiator and a window to the front, leading to the stairway to the main bedroom area. This holds beautiful, grey, herringbone-style flooring with natural light streaming in from both a Velux window and a Dorma window to the front, each having a radiator beneath. The dressing area extends to the left, having the same flooring and fitted wardrobes with black glazed sliding doors across one wall. There is a window to the side of the property, radiator and pendant light above.



The en suite is equipped with of a four-piece suite, finished with elegant touches and lit by recess downlights. It is fully tiled to splash areas and laid with neutral tile flooring. The suite includes a wet-room style shower with a waterfall showerhead, additional hand shower and convenient alcove for toiletries, a freestanding white bath with tiling to dado behind and a Velux window above to facilitate maximum relaxation. There is a wall mounted wash hand basin with mixer tap and splash back, a close-coupled w.c., a traditional-style radiator with integrated chrome heated towel rail and wall mounted cabinet.



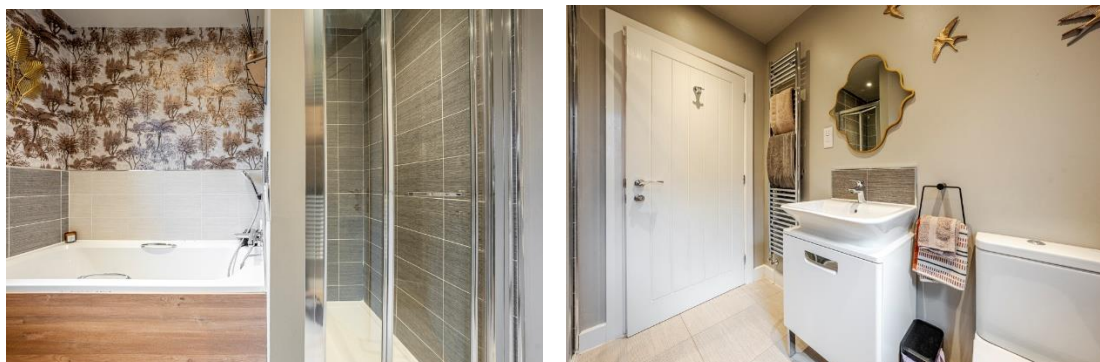
The remaining bedrooms are located on the first floor and all accessed by the landing area which is warmed by a radiator, has a pendant light above, wood-effect flooring and a cupboard to house the hot water tank.



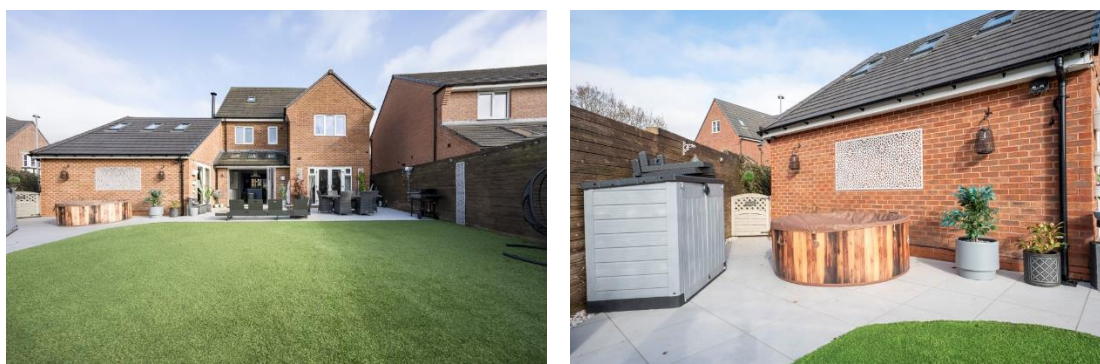
Bedroom two is a generously sized room, featuring fitted wardrobes with modern black glazed sliding doors, a radiator and window to the rear of the property. The en suite includes a cubicle shower with glazed door, a wall mounted wash hand basin with monobloc tap and close coupled w.c. The suite holds recess downlights, an extractor fan and opaque window to the rear.



Bedrooms, three, four and five are all double rooms and equipped with fitted wardrobes with the same black, glazed sliding doors, pendant lights and wardrobes. Bedrooms three and five have windows overlooking the front of the property, whilst bedroom four overlooks the rear and side.



The family bathroom is fitted with a contemporary four-piece suite comprising of a paneled bath with a mixer tap and convenient hand shower, a vanity wash hand basin with monobloc tap and cubicle shower with a glazed door across. The suite is finished with a tiled floor in a light neutral, whilst further tiling is fitted to splash areas, an extractor fan, chrome heated towel rail, recess downlights and opaque window to the side.



The rear garden reflects the same high standards and attention to detail that is affluent within the interior of the property. Thoughtfully designed and landscaped, this south-west facing rear garden provides an ideal setting for relaxation. It features a combination of AstroTurf and Porcelanosa tiles, creating a low maintenance and neat space with plenty of room for outdoor furniture. The focal point of the garden is a timber-tiered bench seat, having its own shale bed feature and space for external lighting. A dedicated shale area to one side of the property offers convenient space for the storage of garden tools whilst the Porcelanosa tile extends opposite with additional space for a hot tub and side access leading to the pedestrian door of the attached garage. The garden is enclosed by timber fence borders.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is F

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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