

HOME  TRUTHS



Carnoustie Drive, Euxton

PR7 6FR





This impressive four-bedroom detached family home offers an excellent amount of space both inside and out, with a superb open-plan dining kitchen, multiple reception areas and a generous rear garden, all positioned on a quiet residential street. Stepping inside, the property opens into a spacious and welcoming entrance hallway, with useful understairs storage and a convenient downstairs WC fitted with a wash basin and heated towel rail. The main living room is a comfortable and inviting space, with a bay window allowing plenty of natural light into the room and a gas fire providing a central focal point. A real highlight of the home is the fantastic L-shaped dining kitchen and family area, created following the conversion of the former garage approximately seven years ago. The result is an exceptionally spacious and sociable room with plenty of room for cooking, dining and relaxing. The kitchen itself is modern and well maintained, with a breakfast bar and a range of integrated appliances including an oven, dishwasher, fridge freezer, gas hob, extractor fan and wine cooler. Beyond the main kitchen and dining space is an additional seating area, making this a brilliant everyday family room as well as a great space for entertaining. The adjoining utility room provides further practicality, with space for a washing machine and tumble dryer, a sink and the property's combination boiler. There is also a side door providing direct access outside. Double doors from the family area lead through to a substantial conservatory, offering another incredibly versatile living space overlooking the rear garden. Multiple wall-mounted electric heaters allow the room to be enjoyed throughout the year. Upstairs, a spacious landing leads to four double bedrooms, three of which are currently used as bedrooms with the fourth arranged as a home office.

Bedrooms one, two and three all benefit from built-in storage, while the principal bedroom also has its own generously sized en-suite shower room with a walk-in shower. The modern family bathroom is fitted with a bath and shower, while an airing cupboard on the landing provides additional useful storage. The loft is partially boarded for further storage, although there is currently no fitted loft ladder. The first floor, like the rest of the property, benefits from plenty of natural light. Outside, the property has a driveway providing off-road parking for two vehicles, along with an external power point. Established trees and a small lawn add greenery to the frontage. To the rear is a particularly generous garden which enjoys a good degree of privacy and is not particularly overlooked. The garden incorporates lawned areas, pathways and an area currently providing space for a children's swing, along with a garden shed. There is an outside tap, while side access provides a practical route for bins between the front and rear of the property. With four double bedrooms, an outstanding amount of downstairs living space and a large rear garden, this is a superb family home offering both versatility and practicality in a peaceful residential setting.



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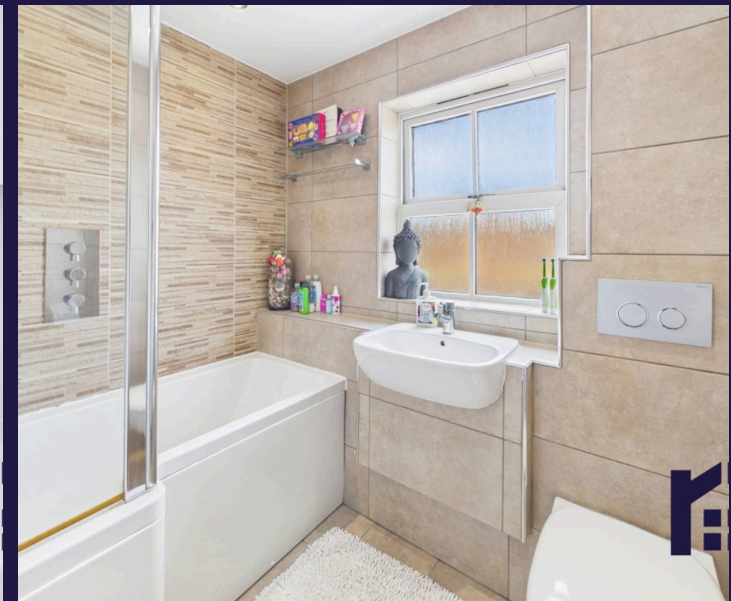
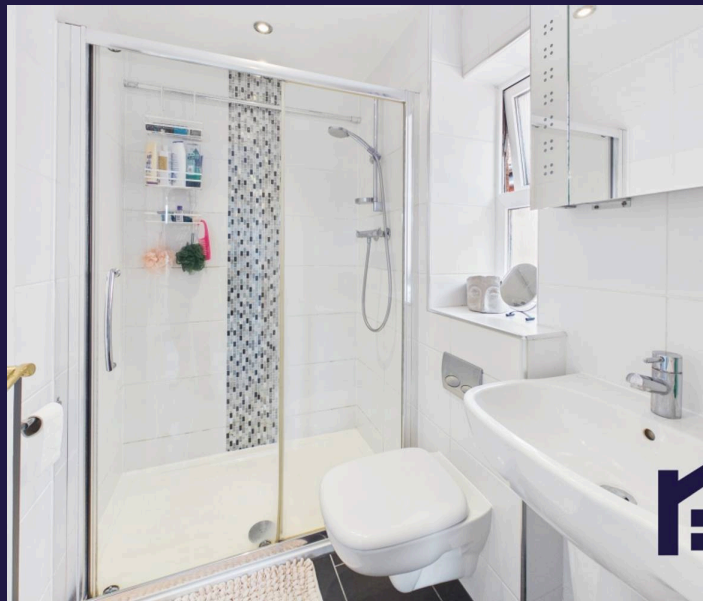
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Floor 1



Floor 2

Approximate total area⁽¹⁾
 140.9 m²
 1518 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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