

HOME  TRUTHS



Red House Lane, Ecclestone

PR7 5RH





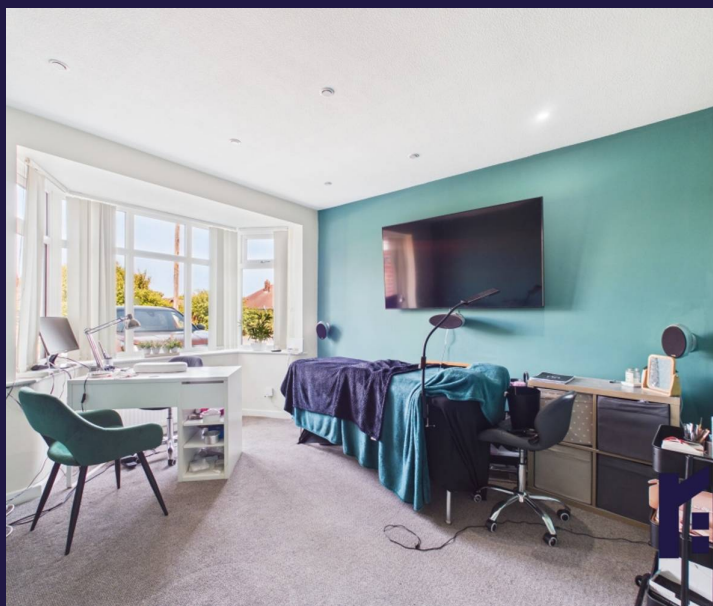
Offering an impressive amount of flexible living space, this spacious home is ideal for growing families looking for room to adapt as their needs change. With up to five bedrooms, multiple reception spaces, a fantastic ground-floor master suite and a large, completely private south-facing garden, there is so much to love. Add in views towards Millennium Green and generous off-road parking, and this is a home that really needs to be viewed to appreciate the space on offer.

You are welcomed into a useful entrance porch with plenty of room for shoes and coats, before stepping through into the spacious hallway. Immediately to the right is a handy storage cupboard and a versatile ground-floor reception room, currently used as a music room.

Further along the hallway is another generous reception room, currently used as a beauty room. A beautiful bay window brings in plenty of natural light while enjoying views across towards Millennium Green, making this a lovely space for a traditional living room, home office or additional family room.

There is also a convenient ground-floor WC located beneath the stairs.

To the rear of the property is the real heart of the home – a spacious family living and dining room with plenty of room for both comfortable seating and a large dining table. With views out over the rear garden, it creates a brilliant everyday space for family life and entertaining.



Just off the family room is the kitchen, fitted with a range of wall and base units alongside a Rangemaster gas hob, Bosch oven and space for a fridge freezer. There is also direct access from the kitchen into the rear garden. A separate pantry/utility room provides further useful storage, space for an additional fridge freezer and somewhere to keep the noisier household appliances tucked away.

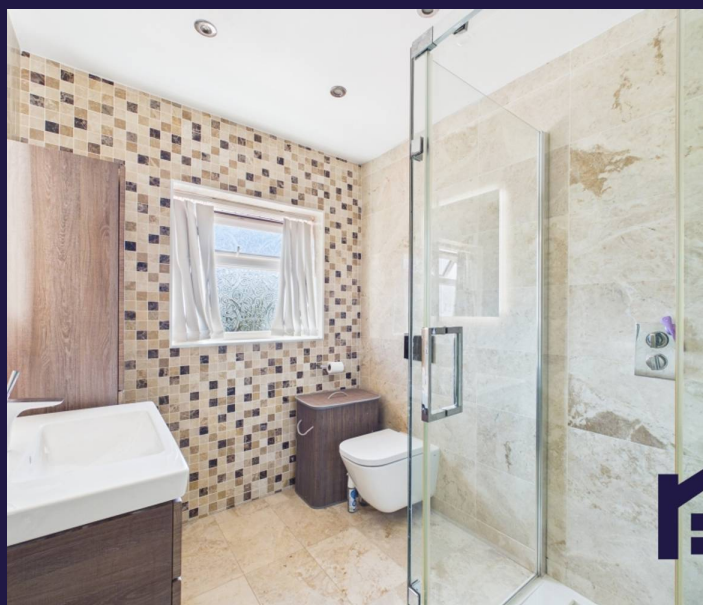
Also accessed from the family room is the impressive ground-floor master suite. The bedroom itself is a fantastic size with plenty of space to incorporate a dressing area. From here, a further room is currently used as a nursery but would make a wonderful dedicated dressing room or private sitting area, complete with patio doors opening directly onto the garden. The suite is finished with its own en-suite shower room comprising a shower, WC and wash hand basin.

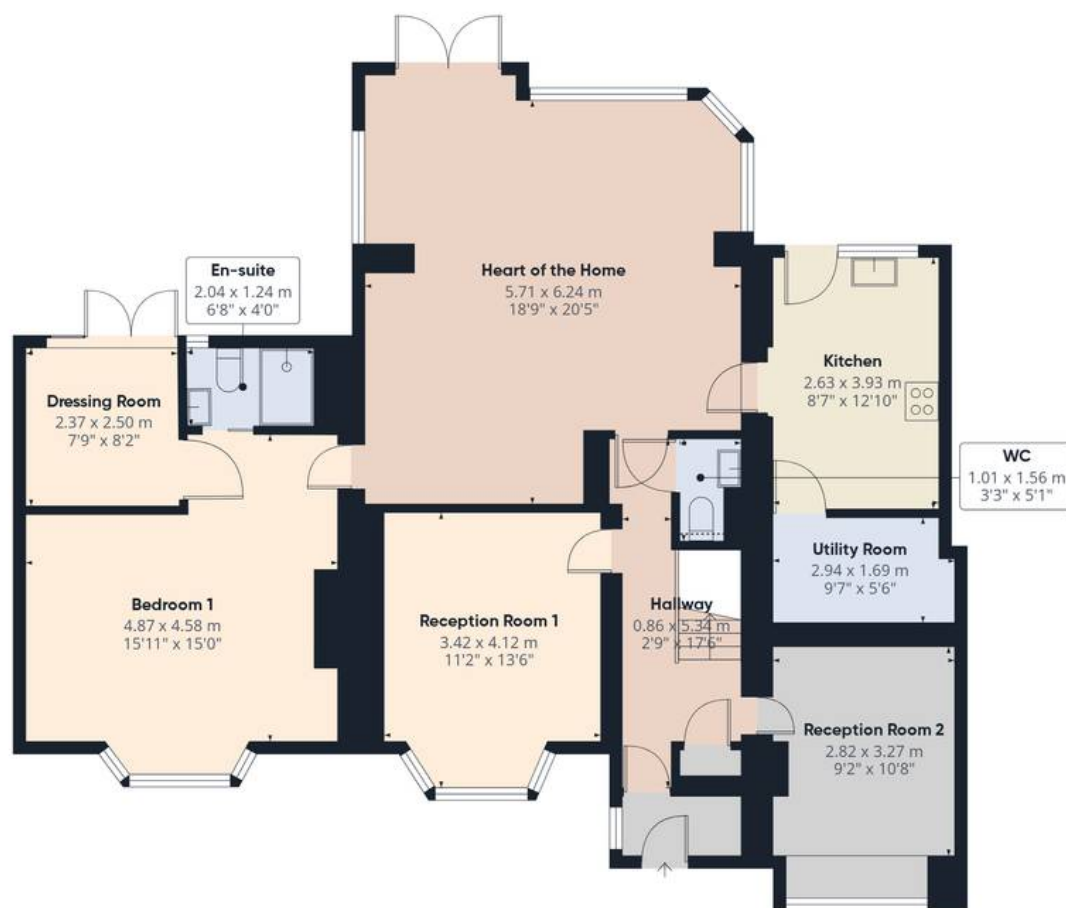
Head upstairs, where the landing also provides access to the loft. There are three further well-proportioned bedrooms on this floor, including two generous doubles and a good-sized single bedroom.

Completing the first floor is the family bathroom, fitted with a shower, WC and wash hand basin.

Outside, the rear garden is a real highlight of the property. Generously sized, south facing and completely private from neighbouring properties, it offers a fantastic outdoor space for the whole family. There is a large hardstanding patio ideal for outdoor dining and entertaining, a substantial lawned garden and two useful storage sheds.

Council tax E, EPC to follow, Freehold.





Approximate total area⁽¹⁾

154.1 m²

1660 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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