

HOME  TRUTHS



Beechfields, Ecclestone

PR7 5RF



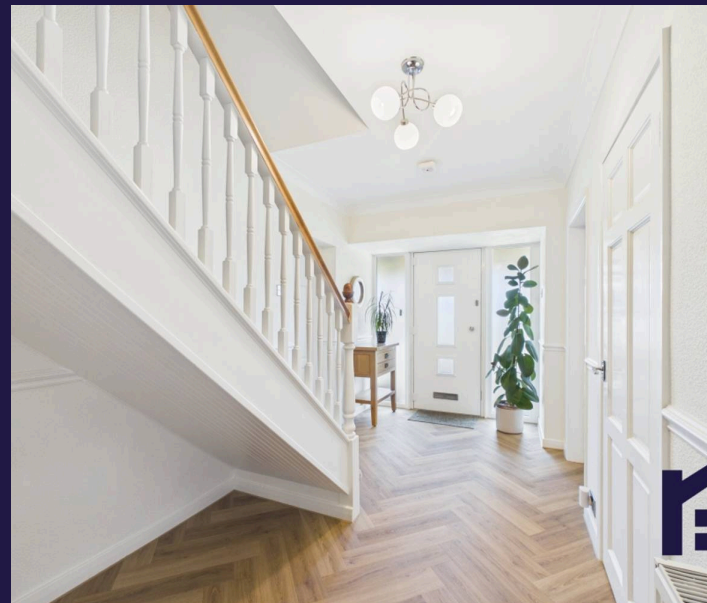


Situated on a generous plot with a beautifully maintained south-west facing garden, this detached family home offers versatile accommodation, three reception rooms, five bedrooms and a double garage. Thoughtfully designed throughout, the property combines spacious living areas with bespoke finishes, creating a home perfectly suited to both family life and entertaining.

Step into the welcoming hallway where attractive Quickstep LVT flooring flows seamlessly throughout the ground floor living spaces. To the left, the first of three reception rooms is a spacious sitting room, flooded with natural light and featuring patio doors opening directly onto the garden.

Double doors lead through to the second reception room, a large living room complete with a gas fire and windows to two elevations. The continuous flooring creates a wonderful sense of flow while allowing each space to retain its own character and purpose.

Returning to the hallway, a useful storage cupboard provides practicality before leading through to the bespoke fitted kitchen with Karndean flooring. Designed to maximise the space, the kitchen offers a range of fitted units alongside integrated appliances including a double oven, electric hob, microwave, fridge freezer and dishwasher.



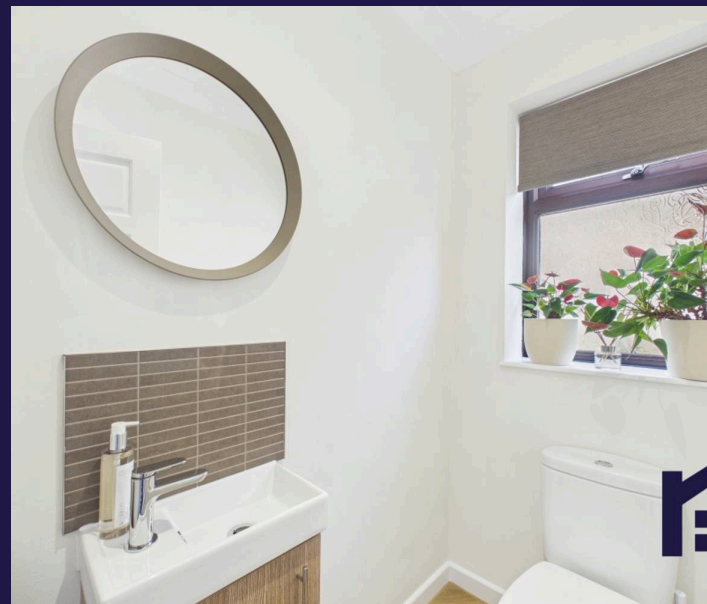


Beyond the kitchen is a convenient downstairs WC and the third reception room, currently utilised as a dining room, with a large window providing plenty of natural light and easy access from the kitchen for everyday family meals and entertaining.

To the first floor, a spacious landing offers room for a reading nook or study area. The principal bedroom enjoys a range of bespoke fitted furniture including wardrobes, drawers and a dressing table, alongside a stylish en-suite comprising a shower, wash hand basin and WC.

There are four further bedrooms, including three generous doubles, two with built-in storage, and a comfortable single bedroom currently used as a home office. These are served by the family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the property truly comes into its own. The beautifully landscaped south-west facing garden enjoys a wonderful degree of privacy and sunshine throughout the day. Predominantly laid to lawn, the garden is framed by mature trees, established shrubs and colourful planting, with winding pathways and seating areas creating a peaceful setting to relax or entertain. The property also benefits from a separate driveway providing ample off-road parking and access to the detached double garage.









- Beautifully presented
- Detached family home with three versatile reception rooms
- Bespoke fitted kitchen
- Attractive LVT Quickstep flooring
- Beautifully landscaped south-west facing garden



HOME TRUTHS

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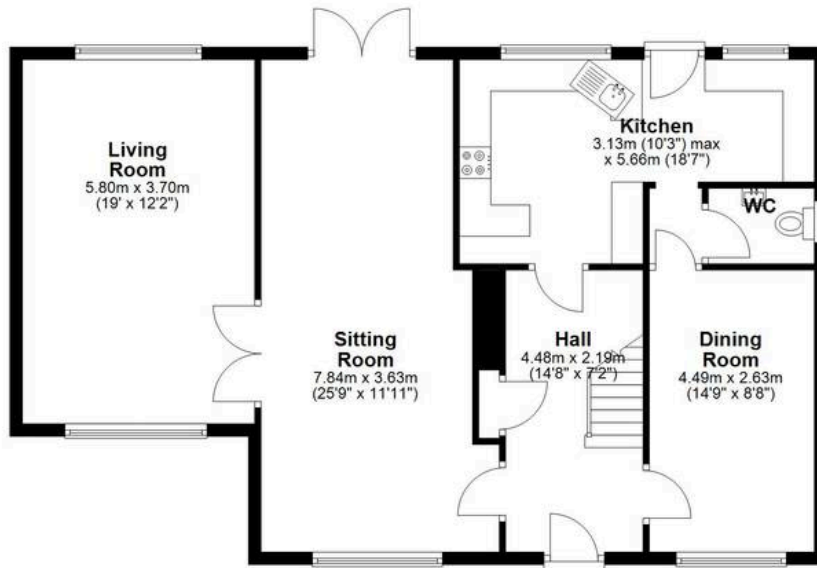


Ground Floor

Approx. 123.2 sq. metres (1326.3 sq. feet)



**Garage /
Workshop**
6.10m x 5.27m
(20' x 17'3")



**Living
Room**
5.80m x 3.70m
(19' x 12'2")

**Sitting
Room**
7.84m x 3.63m
(25'9" x 11'11")

Kitchen
3.13m (10'3" max
x 5.66m (18'7")

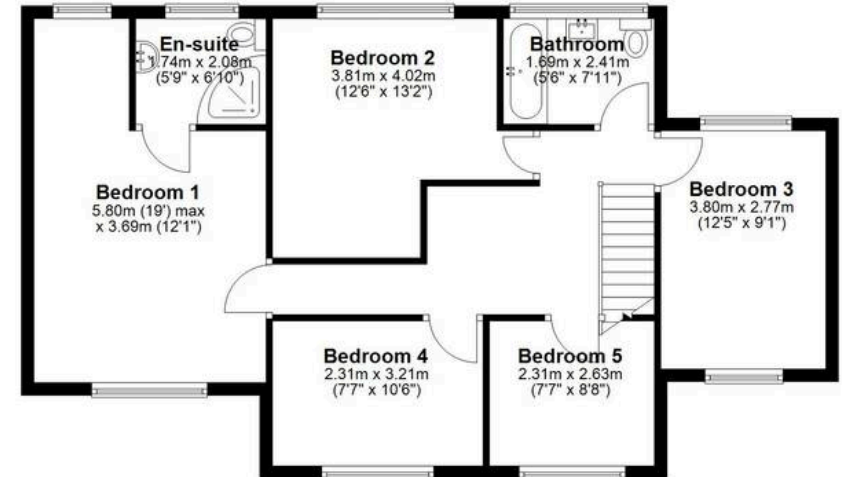
WC

Hall
4.48m x 2.19m
(14'8" x 7'2")

**Dining
Room**
4.49m x 2.63m
(14'9" x 8'8")

First Floor

Approx. 76.0 sq. metres (817.5 sq. feet)



En-suite
1.74m x 2.08m
(5'9" x 6'10")

Bedroom 2
3.81m x 4.02m
(12'6" x 13'2")

Bathroom
1.69m x 2.41m
(5'6" x 7'11")

Bedroom 1
5.80m (19' max
x 3.69m (12'1")

Bedroom 3
3.80m x 2.77m
(12'5" x 9'1")

Bedroom 4
2.31m x 3.21m
(7'7" x 10'6")

Bedroom 5
2.31m x 2.63m
(7'7" x 8'8")

Total area: approx. 199.2 sq. metres (2143.8 sq. feet)