

HOME  TRUTHS



The Croft, Euxton

PR7 6LH





This outstanding detached executive residence enjoys a superb position within a highly sought-after residential location, adjacent to green space and benefiting from far-reaching open views to the rear. Extending to over 2,100 square feet, the property offers elegant and versatile accommodation perfectly suited to modern family living and is available with no upward chain. To the front, the block-paviour driveway provides parking for up to three vehicles and leads past a lawn bordered by mature hedging to the double garage and the main entrance. Step into the vestibule and through to the welcoming and spacious hallway, where attractive Karndean flooring flows throughout much of the ground floor. The beautifully proportioned living room runs the full depth of the property, enjoying windows to two elevations which flood the room with natural light, whilst a multi-fuel stove creates a warm and inviting focal point. To the rear lies the heart of the home — a superb open-plan family dining kitchen offering generous space for both dining and relaxed seating. Patio doors open directly onto the garden, creating excellent indoor-outdoor flow. The kitchen is fitted with a stylish range of wall and base units complemented by quartz work surfaces and integrated appliances including a range cooker, American-style refrigerator/freezer and dishwasher. Further ground floor accommodation includes a versatile playroom which would also make an ideal home office, a stylish cloakroom with floating wash hand basin, wc and ladder-style heated towel rail, together with a practical utility/boot room providing additional space, power and plumbing for appliances and courtesy access to the garage. Outside, the west-facing porcelain tiled sun terrace extends across the full width of the property, providing a wonderful space for entertaining while enjoying uninterrupted views across open countryside.

The formal lawn slopes gently down towards a wildlife garden, while a productive side garden offers additional versatility for keen gardeners. The double garage provides excellent storage and also benefits from a boarded loft with ladder access and lighting. To the first floor, the landing leads to five well-proportioned bedrooms. The principal suite enjoys delightful views over fields and trees and features decorative panelled walls, a dressing area and a luxurious en suite shower room comprising a large walk-in rainfall shower, twin wash hand basins, wc, ladder-style heated towel rail, fully tiled elevations and Karndean flooring. There are three further generous double bedrooms, with the two largest benefiting from fitted wardrobes, while the fifth bedroom — currently used as a home office — is a comfortable single room. The stunning family bathroom is beautifully appointed with a double-ended bath, separate rainfall shower in cubicle, wc, wash hand basin, ladder-style heated towel rail, fully tiled elevations and Karndean flooring. Combining substantial living space, a superb layout and an enviable location with countryside views, this exceptional home offers everything required for modern family life.



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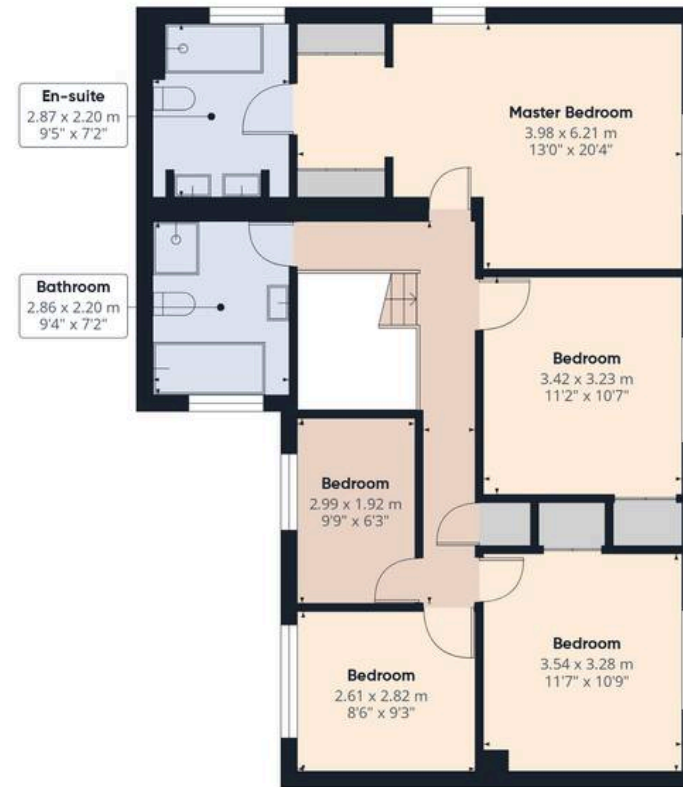
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Floor 1



Floor 2

Approximate total area⁽¹⁾

198.2 m²

2134 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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