
HOME TRUTHS
Chaucer Close, Eccleston
PR7 5UJ







Spacious and beautifully proportioned detached family home with four bedrooms, tucked away on a quiet cul-de-sac in a sought-after location within easy reach of excellent schools and village amenities, offering over 1,600 square feet of versatile accommodation. To the front, the driveway provides parking for two vehicles and leads past mature acer and robinia trees to the detached double garage and main entrance. Step into the welcoming hallway, where the central staircase is complemented by a useful cloakroom comprising wc and wash hand basin set on a vanity unit. To the right, the living room runs the full depth of the property and enjoys plenty of natural light from windows to two elevations, together with patio doors opening onto the garden. To the rear, the dining room flows through to the conservatory, creating a lovely connection with the garden and bringing the outside in. Completing the ground floor, the breakfast kitchen comprises a range of wall and base units with integrated appliances including electric hob, double electric oven and grill and dishwasher. The separate utility room houses the central heating boiler and provides space, power and plumbing for additional appliances. Step outside into the private garden, with a generous lawn and beautifully well-stocked borders featuring magnolia, camellia trees, acers and an abundance of herbaceous planting. A peaceful and established setting in which to relax and entertain. Back inside, stairs rise to the first floor landing with ladder access to the part-boarded loft, complete with light. Bedroom one is positioned to the rear and benefits from fitted wardrobes and a well-appointed en suite comprising mixer shower in cubicle, wc, wash hand basin and ladder heated towel rail.

There are two further double bedrooms, which also benefit from fitted wardrobes, and a very comfortable single bedroom, currently enjoying life as a library and home office. The family bathroom comprises p-shaped bath with screen and mixer shower over, wc, wash hand basin and ladder heated towel rail. A wonderful family home combining generous accommodation, established gardens, a double garage and a peaceful cul-de-sac setting.

- Four bedroom detached property
- Over 1600 square feet
- Cul de sac location
- Virtual tour
- Close to schools and amenities
- Detached double garage





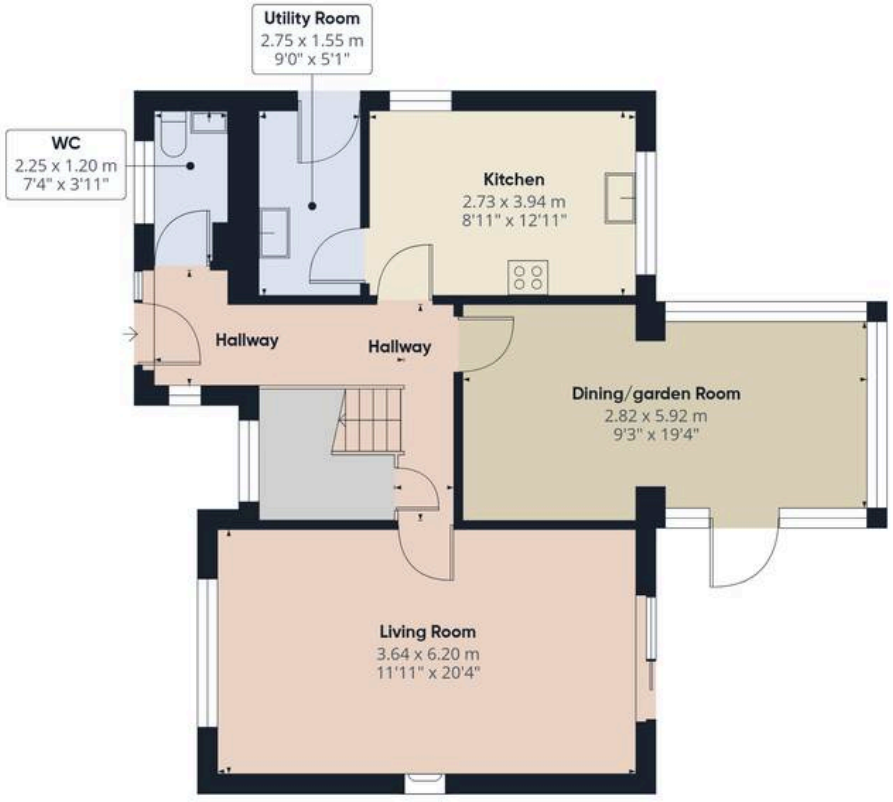


HOME TRUTHS

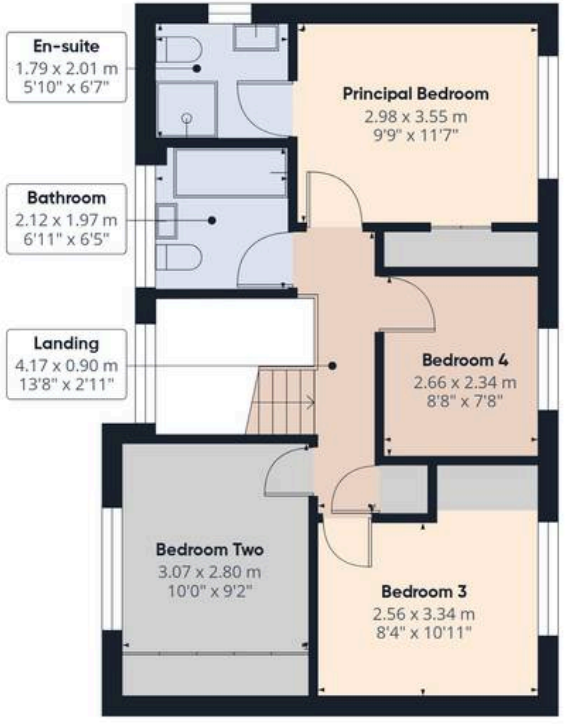
Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

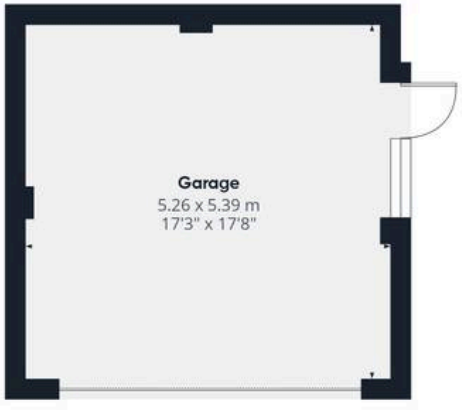
www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

HOME TRUTHS

Approximate total area(1)

153 m²

1647 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.

GIRAFFE360