

HOME  TRUTHS

Carnoustie Drive, Euxton

PR7 6FR





Tucked away at the end of a quiet cul-de-sac, this impressive three-storey home offers spacious and versatile living, off-road parking for two vehicles with an electric charging point and a beautifully finished interior throughout. Featuring a bespoke kitchen, multiple reception spaces and a west-facing balcony, this property is perfectly suited to modern family life. The property is approached via off-road parking for two vehicles, complete with an electric car charging point and enjoys a peaceful position at the end of a cul-de-sac. You are welcomed into a delightful and spacious hallway, setting the tone for the rest of the home. Immediately to the left is a cosy snug, complete with built-in storage that includes a bed, making it an ideal guest space, home office or playroom. There is also a useful under stairs storage cupboard further up the corridor. The ground floor further benefits from a contemporary shower room with WC and in built wash basin, along with a separate utility room offering power and plumbing for a washing machine and direct access to the garden. To the rear of the property is the stunning bespoke Everfine kitchen, installed approximately three years ago. Thoughtfully designed, it features a range of high-quality integrated appliances including a fridge freezer, two ovens, induction hob, dishwasher, Quooker tap, wine fridge and a stylish integrated bar area. A pantry cupboard provides additional practical storage. The first floor hosts a bright and spacious living room, opening onto a west-facing balcony—perfect for enjoying evening sun. This level also includes a well-proportioned bedroom and a convenient WC. On the second floor, there are two further bedrooms, including a generous principal bedroom with its own ensuite shower room comprising shower, WC and wash basin. The family bathroom is fitted with a jacuzzi bath, WC and wash basin.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three storey property
- Bespoke Everfine kitchen
- West facing first floor terrace
- EV Charging point
- Virtual tour



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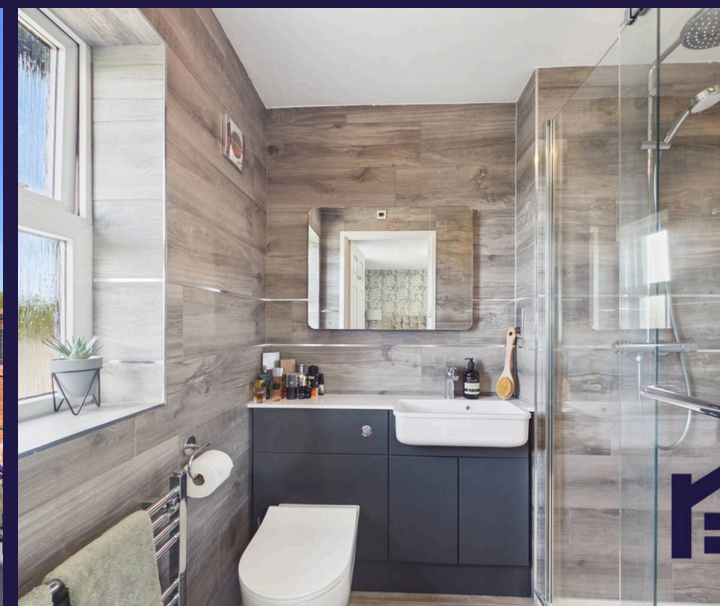
Eccleston Branch

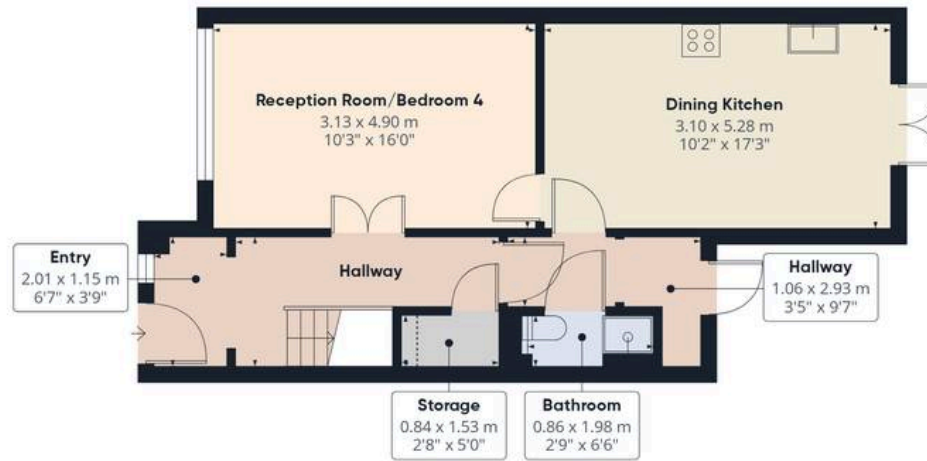
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Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

121 m<sup>2</sup>

1303 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(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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