

GUILDHALL

SALES & LETTINGS



4 The Rushes

Little Eccleston, Preston, PR3 0BZ

Offers Over £875,000



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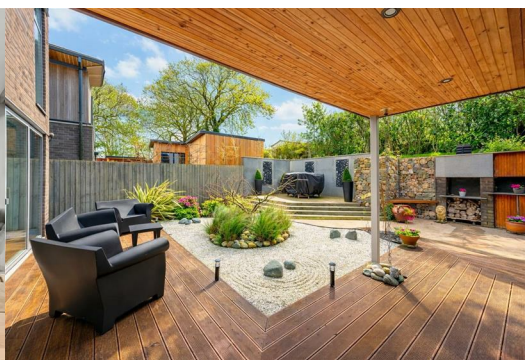
****An Exceptional Contemporary Family Home with Striking Design and Beautiful Outdoor Living****

This outstanding architecturally designed residence offers an impressive blend of contemporary style, generous proportions and seamless indoor - outdoor living, creating a truly exceptional family home.

At the heart of the property is a spectacular open-plan kitchen, dining and living space extending over 49ft, designed for both everyday living and entertaining. The bespoke kitchen features sleek cabinetry, integrated appliances and a large central island with seating, forming a natural gathering point. Floor-to-ceiling glazing runs the length of the room, flooding the interior with natural light and providing views across the landscaped garden.

The living area offers a refined yet comfortable setting, with wide sliding doors opening directly to the rear. Outside, a covered terrace provides the perfect space for year round entertaining, complemented by a contemporary landscaped garden with sculptural planting, a decked seating area and an outdoor cooking space. The first floor hosts well proportioned bedrooms, including an impressive principal suite with fitted wardrobes and a stylish four piece en-suite. Additional bedrooms are generously sized and all boasting access to a three piece en-suite shower room, offering ideal accommodation for families or guests.

Further benefits include a spacious entrance hall, utility and cloakroom, excellent storage throughout, and a substantial double garage. Combining bold modern architecture with thoughtful design and exceptional living space, this remarkable home offers a rare opportunity to acquire a distinctive property perfectly suited to modern family life and elegant entertaining.



Ground Floor

Kitchen / Lounge / Dining Room 49'3 x 41'10 (15.01m x 12.75m)

Plant Room 6'6 x 5'9 (1.98m x 1.75m)

Wash Room 6'6 x 5'9 (1.98m x 1.75m)

Utility Room 6'1 x 4'9 (1.85m x 1.45m)

Ground Floor WC 6'6 x 4'8 (1.98m x 1.42m)

Cloakroom 4'8 x 4'8 (1.42m x 1.42m)

Double Garage 17'9 x 17'1 (5.41m x 5.21m)

First Floor

Balcony (Landing) 10'6 x 5'11 (3.20m x 1.80m)

Bedroom One 13'11 x 13'11 (4.24m x 4.24m)

Balcony 14'1 x 6'8 (4.29m x 2.03m)

En Suite 10'8 x 9'2 (3.25m x 2.79m)

Bedroom Two 17'3 x 13'3 (5.26m x 4.04m)

En Suite 13'1 x 4'10 (3.99m x 1.47m)

Bedroom Three 17'11 x 13'1 (5.46m x 3.99m)

En Suite 9'1 x 2'11 (2.77m x 0.89m)

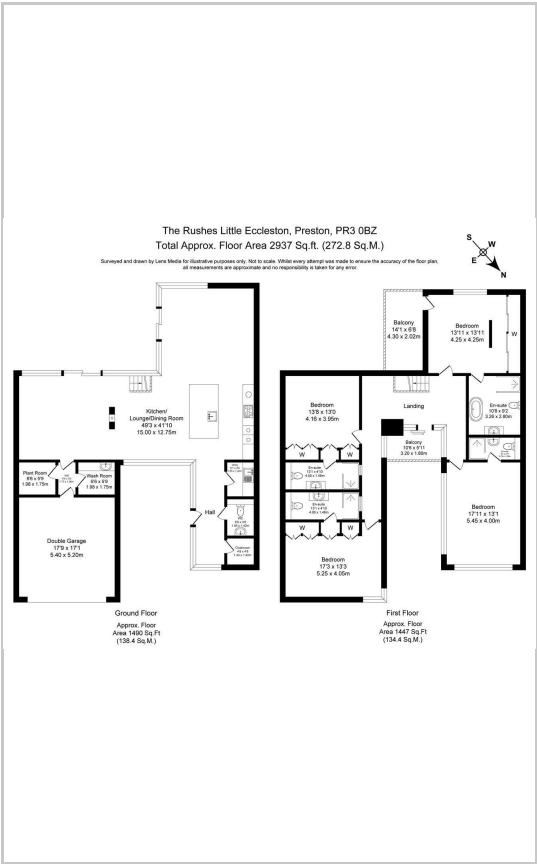
Bedroom Four 13'8 x 13'0 (4.17m x 3.96m)

En Suite 13'1 x 4'10 (3.99m x 1.47m)

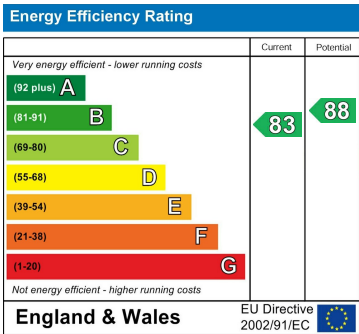
Area Map



Floor Plans



Energy Efficiency Graph



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