



Hardacre Lane, Whittle-Le-Woods

PR6 7PQ





One of just six individual homes on the exclusive Shaw Hill Park development, tucked away at the end of a quiet cul-de-sac, this outstanding detached family home offers over 2,700 square feet of versatile accommodation, five double bedrooms and beautifully landscaped gardens. Combining generous living space with privacy and an enviable setting, this is a first-class home designed for modern family life.

The driveway provides parking for three vehicles and leads to the double garage with electrically operated up-and-over door. Stroll along the Indian stone pathway, passing the manicured lawn and raised beds bordered by mature beech hedging, to the impressive portico and welcoming main entrance. Step into the spacious hallway where Karndean flooring sets the tone for the quality found throughout the home. The cloakroom comprises wash hand basin and wc. Bathed in natural light from windows to three elevations, the elegant living room centres around a feature gas fire set within a stone hearth, with French doors opening directly onto the garden. Additional reception space includes a formal dining room and a versatile snug, equally suited as a home office, study or children's playroom. At the heart of the home is the superb open-plan family kitchen and living area, offering ample space for both dining and comfortable seating. The kitchen is fitted with a comprehensive range of wall and base units complemented by a central island with breakfast bar and integrated appliances including a gas hob, double electric oven and dishwasher. Leading off is the separate utility/boot room with additional storage together with space, power and plumbing for further appliances. It is also the perfect place to clean muddy boots, children or pets before they venture into the rest of the house. Outside, the delightfully private rear garden has been thoughtfully designed for both entertaining and family enjoyment.



- Stunning detached property
- Five double bedrooms
- Over 2,700 square feet



A pergola-covered terrace provides an ideal spot for outdoor dining, whilst the lawn, strawberry bed and mature hedging create a peaceful and secluded setting. Meandering through the garden, the pathway leads to a charming garden studio, offering endless possibilities as a home office, gym, studio or simply a tranquil retreat. Back inside, the wide staircase rises to the spacious first-floor landing with excellent built-in storage. The principal bedroom enjoys delightful views over the rear garden and benefits from walk-in eaves storage together with an en suite comprising bath, mixer shower in cubicle, wash hand basin and wc. There are four further generous double bedrooms, with bedroom four currently arranged as a playroom and bedroom five enjoying life as a home office. Completing the accommodation, the family bathroom features Karndean flooring, bath, separate mixer shower in cubicle, wash hand basin, wc and ladder-style heated towel rail. Occupying one of the finest positions within this exclusive development, this exceptional family home offers an outstanding combination of space, flexibility and privacy in a truly delightful setting.









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Council Tax band: G

Tenure: Freehold

- Stunning detached property
- Five double bedrooms
- Over 2,700 square feet
- Private gardens
- Video and virtual tour
- Cul de sac location



HOME  TRUTHS

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01257 451673

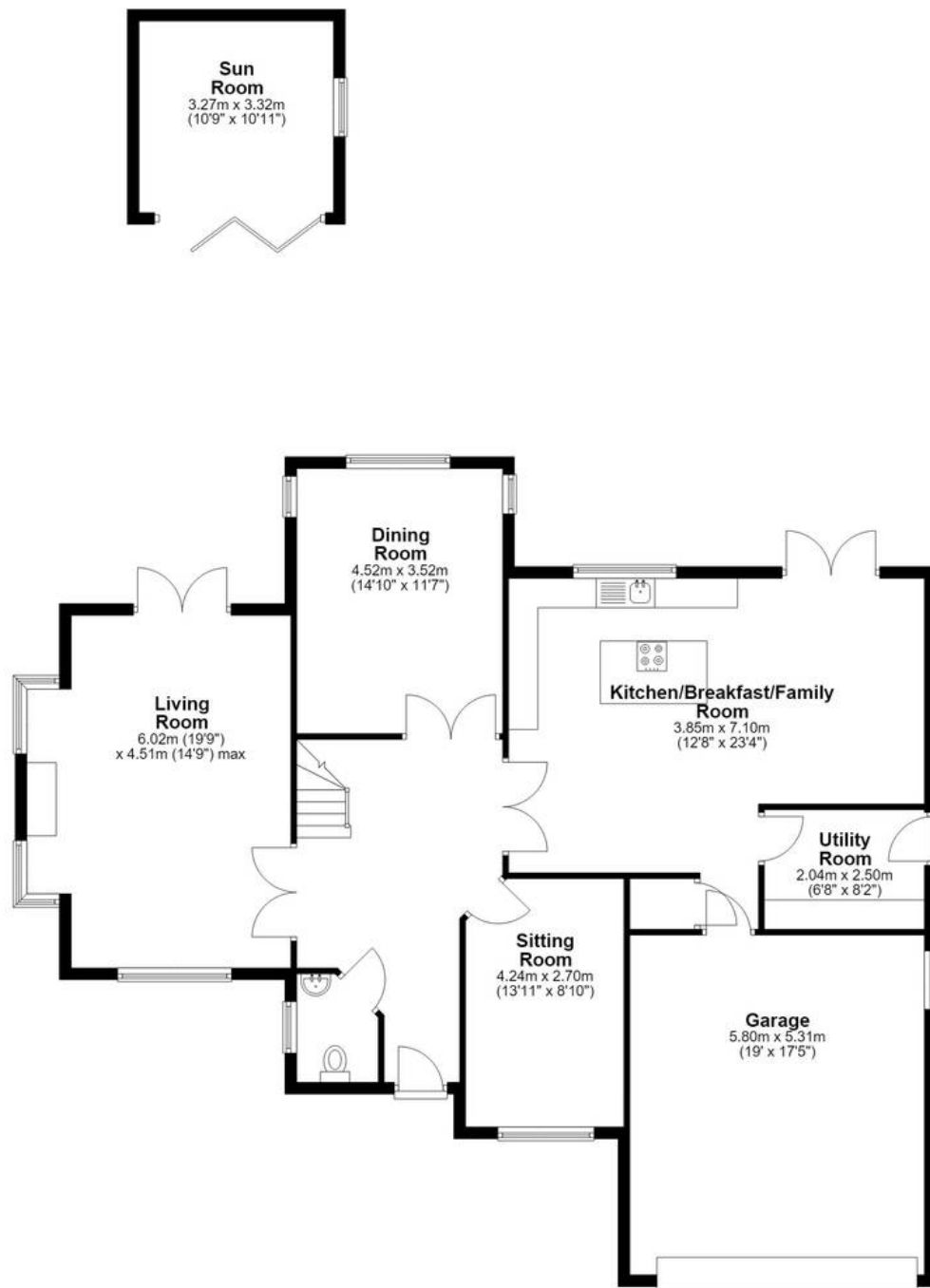
Coppull Branch
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Ground Floor

Approx. 156.7 sq. metres (1686.4 sq. feet)



First Floor

Approx. 107.6 sq. metres (1158.6 sq. feet)



Total area: approx. 264.3 sq. metres (2844.9 sq. feet)