



Maria B Evans Estate Agents Limited

4 Chaucer Close, Eccleston PR7 5UJ

Offers in the region of £640,000

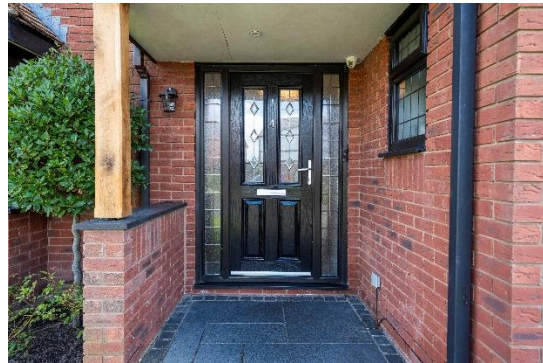


- Superb, detached family home in Eccleston Village
- Spacious, open-plan living-dining-kitchen to the rear
- Separate reception with log burning stove
- Home office, utility/ boot room and w.c. to the ground floor
- Underfloor heating to the majority of the ground floor
- Four good-sized, double rooms to the first floor
- Master bedroom with stylish, three-piece en suite
- Four-piece family bathroom
- Underfloor heating to the family bathroom and en suite
- Detached double garage with electric door, power and light
- Driveway parking for four vehicles
- Ideal village centre location close to local amenities and schools

A wonderful, detached property nestled within a quiet and popular cul-de-sac in Eccleston, No.4 offers spacious and contemporary accommodation with a generously proportioned open-plan living-dining-kitchen, separate reception with log burning stove, home office, a convenient utility/ boot room and w.c. to the ground floor. Upstairs, four good-sized bedrooms are serviced by a four-piece family bathroom whilst the master enjoys a stylishly finished three-piece en suite. Benefitting from a good-sized plot, the property has extensive driveway parking, a detached double garage with power, light and storage and a landscaped garden to the rear with tiled patio and lawn areas.

A lasting first impression...

From the outset, the property presents an attractive approach with a Tarmacadam driveway offering parking for four vehicles beside a neatly maintained lawn bordered by mature shrubbery. Ahead, a timber overhang is illuminated by a spotlight and frames the front door accessed across a flagged apron.



Upon entering, a bright and inviting hallway is revealed, illuminated by the natural light which filters through opaque glazed insets surrounding the door. Wood-effect flooring, which flows through much of the ground floor, adds warmth and continuity, while a pendant light provides further illumination overhead. An engineered oak staircase with a glazed balustrade rises to the first floor, whilst all rooms are accessed through attractive oak panelled doors.



Bright and beautiful living...

Designed as a natural hub for living and entertainment, the impressive open-plan living- dining- kitchen space unfolds to the rear of the home. The kitchen is elegantly positioned to the left, featuring striking matte black wall and base units, beautifully complemented by white quartz work surfaces. Well-appointed, it offers space for an American-style refrigerator/freezer, an integrated two Siemens oven and grill, and a Bora induction hob with a central integrated extractor. The full-length units separate into wall and base, incorporating a Franke one-and-a-half bowl inset sink with a Quooker boiling water tap, waste disposal unit, integrated dishwasher and spotlighting above, with conveniently placed electrical sockets throughout.



At the heart of the space, a striking central island is complete with additional sockets, space for breakfast bar seating for casual dining, and a drinks chiller, all illuminated by pendant lighting above.



Opposite, the living area offers a relaxed setting, featuring a picture window to the side and a television point to the side with tasteful panelling behind creating a refined focal point.



This allows for a spacious dining area, flanked by lift-and-slide door to the rear and bi-folding doors to the side offering garden views beyond, a glazed panel to the side and electrically operated skylights above. This yet again, creates an inviting living space flooded in natural light, and encourages the indoor-outdoor lifestyle as the doors can be fully opened to extend the living area into the garden in the warmer months.

Snuggle down...

The separate reception room offers a wonderfully cosy family retreat, accessed through oak double doors with glazed insets. Generous in proportion yet inviting in atmosphere, the room centres around a charming log-burning stove, set within a brick surround Inglenook fireplace with a stone hearth and an oak beam above. Two radiators ensure further warmth and comfort, while ample space for furnishings and a dedicated television point make this an ideal setting for relaxed family evenings and film nights. During the day, the room is beautifully illuminated by a combination of wall and pendant lighting, as well as a bay window to the front elevation, complemented by two opaque side windows and French doors opening onto the rear garden.



Taking care of the practicalities...

A conveniently located home office provides a quiet and private workspace, featuring a front-facing window, pendant lighting and fitted shelving. This holds potential for a multitude of uses, for example as a playroom, games room, etc.



The ground floor also benefits from a two-piece cloakroom with a back-to-wall w.c., wall-mounted wash hand basin and chrome heated towel rail, alongside an opaque window and pendant lighting.

Completing the ground floor is a highly practical utility and boot room. A full-height storage unit is paired with shoe storage and coat hooks, creating an organised and functional space. Opposite, additional units incorporate a Franke inset sink with drainer, along with plumbing for a washing machine and space for a tumble dryer. Recessed downlights enhance the space, while an external door provides convenient access to the side and rear garden.



Sweet dreams...

Elegant, engineered oak stairs ascend to the spacious, first floor landing which gives way to all four bedrooms and the family bathroom.



The master bedroom is a generously proportioned dual-aspect bedroom with both pendant and bedside lighting. A run of integrated double wardrobes spans one wall, providing ample storage to the space. This room is further complemented by a contemporary en suite, stylishly finished with dark grey tiling. The suite comprises a spacious walk-in shower with a glazed screen and monsoon head, alongside a vanity wash hand basin and a back-to-wall w.c. An opaque window and recessed downlighting complete the space.



Bedroom two is another well-proportioned double, enjoying a rear-facing aspect, and is finished with a pendant light and radiator.



Bedroom three also offers comfortable double accommodation and features an alcove which creates an ideal space for a study area or reading nook. A front-facing window, central pendant light and radiator complete the room.

The fourth bedroom is a versatile space, capable of accommodating a double bed, with a rear-facing window, pendant light and radiator.



Soak it up...

Serving the remaining bedrooms is a four-piece family bathroom, set upon a rich wood-effect flooring, neutral tiling and slate-effect accents. The suite includes a paneled bath, separate shower enclosure with glazed sliding doors, vanity wash hand basin and a close-coupled w.c. Recessed downlighting and an opaque window provide both illumination and privacy, while a wall-mounted mirrored cabinet and matte-finish heated towel rail complete the suite.



Garden delights...

The rear garden is landscaped to facilitate gathering, entertaining and relaxing all in one space. Immediately adjoining the property is an expanse of grey patio tiling with decorative edging, wrapping around the home and providing space for outdoor furniture. To one side, a sheltered terrace presents the perfect setting for al fresco dining, benefitting from the natural protection of the property itself. This area is further enhanced by the addition of both hot and cold-water taps, along with external power points.



Beyond, the garden extends to a well-maintained lawn, bordered by planted beds and enclosed by timber fencing, with a flagged pathway leading to another spot for seating. Mature trees to the rear offer a high degree of privacy, particularly during the summer months whilst the second patio area to the opposite side of the house is illuminated by external lighting and includes an additional water tap, with double timber gates providing access to the front of the property and a pedestrian door to the brick-built double garage. This is well-equipped with electric up-and-over doors, power, light and useful overhead storage.



On your doorstep...

Having developed from its former roots as an agricultural and willow weaving settlement, Eccleston is now very much a dynamic village in the Borough of Chorley set beside the River Yarrow with easy access to motorway commuter routes. The village is always popular with young families and benefits from two village schools, Eccleston St. Mary's Church of England Primary School and Eccleston Primary and sits within the catchment for the renowned onward secondary school, The Bishop Rawstorne, in Croston.

Just about everything you need can be found within the village shops which include a Sainsburys supermarket, a pharmacy, two great bakeries, two lovely floral design shops, two Manna Coffee Shops, a library, a Post Office and gift shop, opticians, beauticians and boutiques. For outdoor activities, the village also offers cricket and football clubs, a skate park and children's playground. But for those wanting a little less activity in their lives, there are several local pubs, restaurants and take-aways to explore and the town is served by an hourly bus service to Wigan, Preston and Chorley.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is F

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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