



Chaucer Close

Eccleston, PR7 5UJ

PRICE OFFERS IN EXCESS OF £395,000

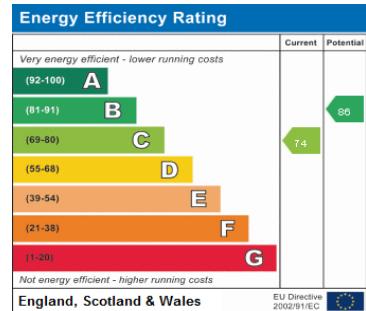
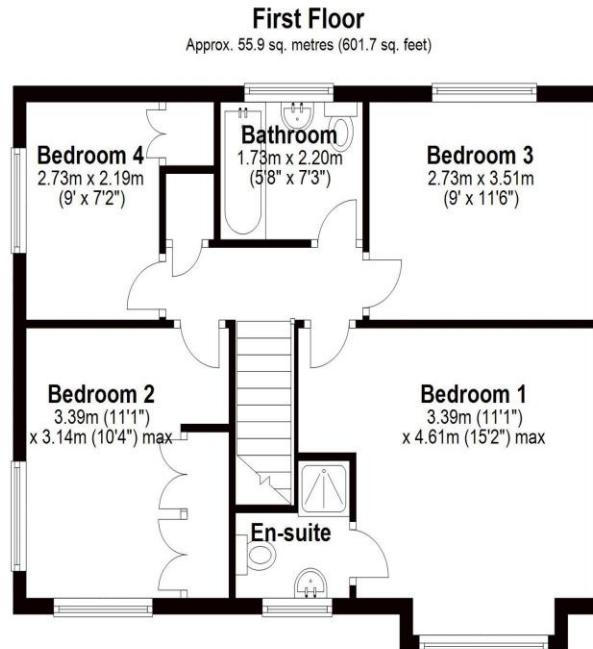
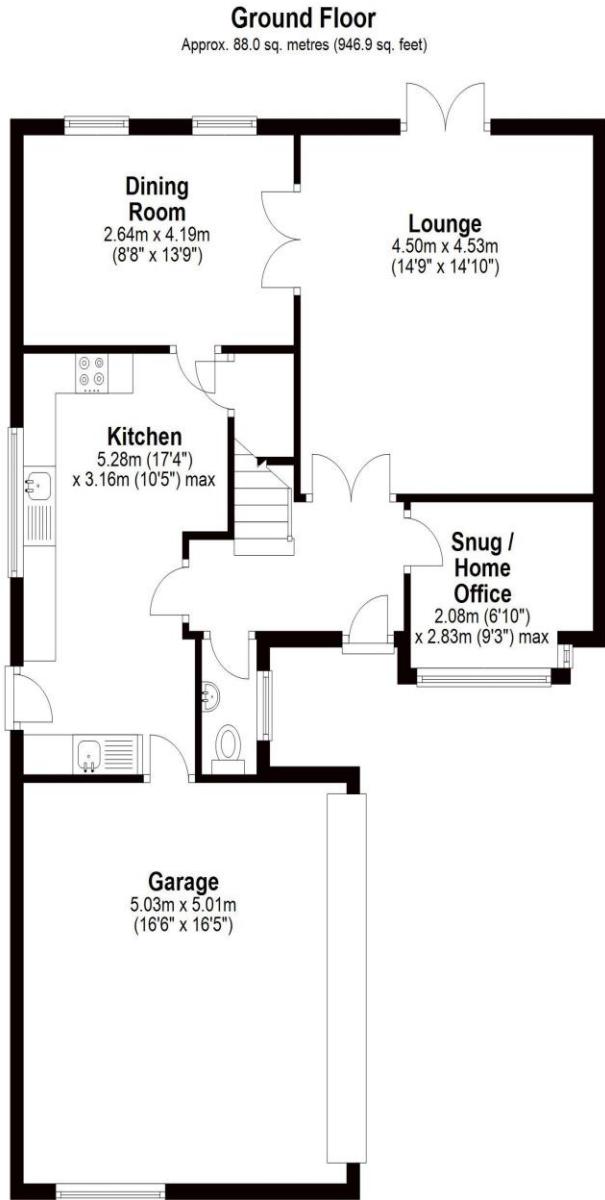


Beautifully located four bedroom detached property on an extensive corner plot with views out over fields and trees and the countryside beyond. Within easy reach of village amenities, primary transport routes and excellent schools this property sits on one of the most sought after areas of the village. The block paviour driveway can accommodate several vehicles and leads past the double garage to the main entrance. Step inside to the welcoming hallway with snug or home office to the side and cloakroom comprising wash hand basin, wc and ladder heated towel rail. The lounge benefits from a gas stove in hearth for a nice cosy feel and has the added luxury of doors opening to the beautiful rear garden. The dining room is adjacent, also with views out, and leads to the breakfast kitchen which comprises a range of wall and base units with electric double oven and grill, gas hob with extractor over, breakfast bar and separate utility area with space, power and plumbing for other appliances. Leading off is the double garage with electric up and over door. Step outside from anywhere in this property and you are in a quintessential English garden with manicured lawns, rose beds, mature evergreen and flowering shrubs and private seating areas overlooking the beautiful countryside. A dry stone wall gives both character and charm and acts as one side of a wildlife corridor which leads to a hedgehog haven. This is a glorious place in which to relax and entertain. Back inside, the first floor landing has airing cupboard and ladder access to the part boarded loft. Bedroom one has fitted storage and en suite comprising wash hand basin, wc and mixer shower in cubicle. Bedroom two is currently used as a spacious home office with bedrooms three and four additional doubles to the rear overlooking the garden. The bathroom comprises wash hand basin, wc and bath with electric shower over. With over 1500 square feet of accommodation this spacious property combines space, location and privacy making it a perfect place to call home. Do get in touch to arrange a viewing and make it yours. Council tax F, EPC C, Freehold.



- Beautiful location
- Four bedrooms
- Delightful garden and outlook

- Home office
- Video tour
- Corner plot



Eccleston
265 The Green, Eccleston PR7 5TF
Tel: 01257 451673

Coppull
244 Spendmore Lane, Coppull PR7 5DE
Tel: 01257 794588

Email: office@hometruthslancs.co.uk
www.hometruthslancs.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.