



Southport Road, Eccleston

£765,000

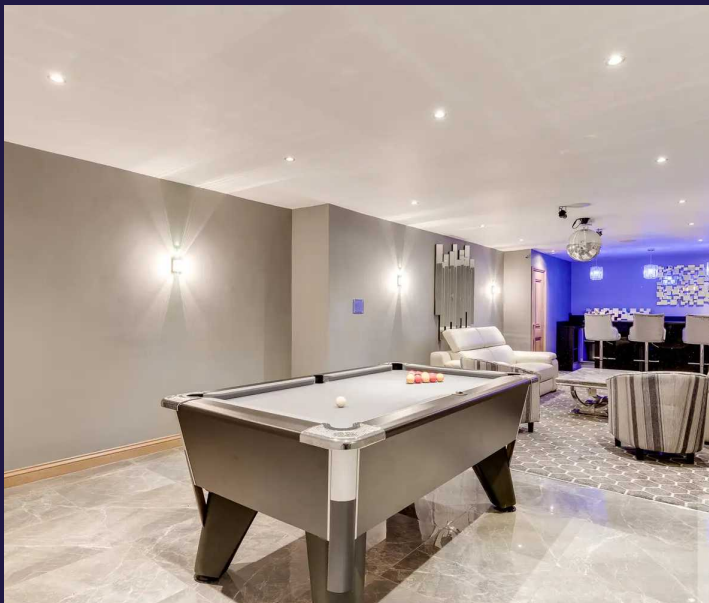
PR7 6ES

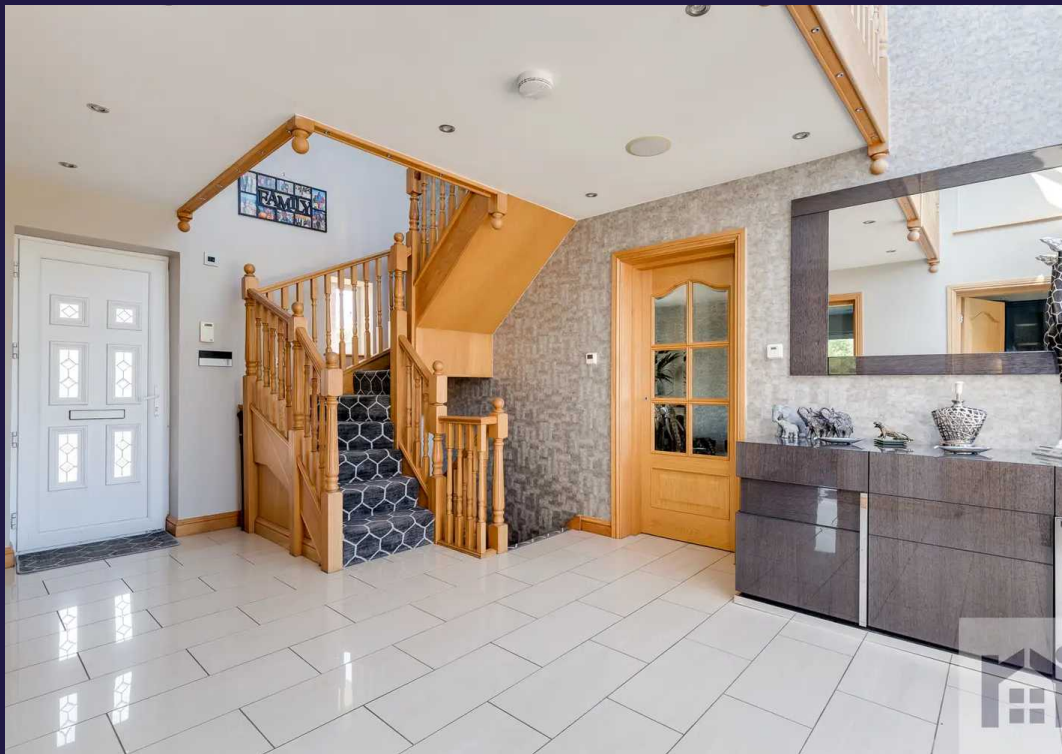


Fantastic, individual detached property set on just over 0.4 acres in a popular and sought after location designed with style and with entertainment, relaxation and enjoyment in mind. With over 2,900 square feet of accommodation on offer this property is a first class family home. Surrounded by gardens, the property is approached via the gravelled driveway large enough to accommodate several vehicles including motorhome or caravan. Step onto the terrace and stroll up to the main entrance, opening to the impressive vaulted hallway with porcelain tiles and patio doors to the rear. To one side is the living room with gas fire in hearth, and to the other is the dining room. To the rear is the heart of the house comprising a range of wall and base units topped with granite work surfaces and elevated breakfast bar. Integrated appliances include dishwasher, wine cooler an Miele induction hob, microwave, electric oven, grill and warming drawer as well as space, power and plumbing for an American style refrigerator and freezer. French windows open to the rear garden. Completing the ground floor is the utility room with Vaillant combi boiler, granite work surfaces and space, power and plumbing for additional appliances, and the cloakroom comprising floating wash hand basin and wc. Externally the property benefits from a large, west facing rear garden which is mainly laid to lawn and bordered by mature planting, all overlooked by a substantial Indian stone terrace making this the perfect place to relax and entertain with friends and family. Additionally, there is lapsed planning permission (06/01406/FUL) for a detached four car garage with office space and bathroom above.

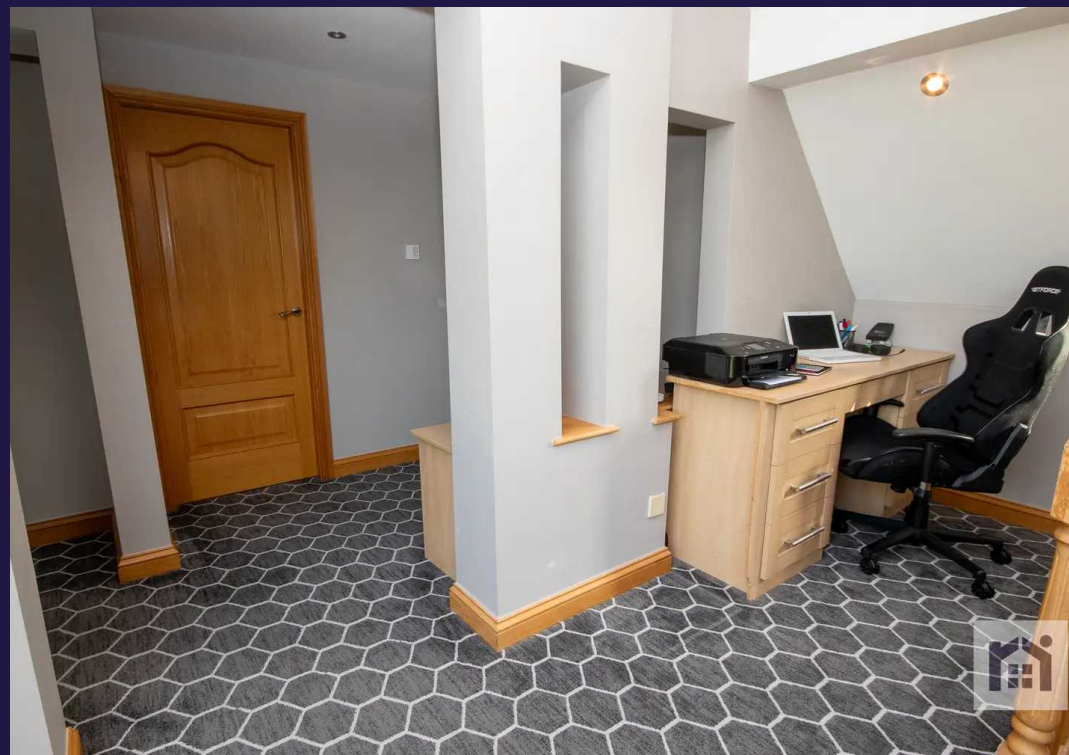
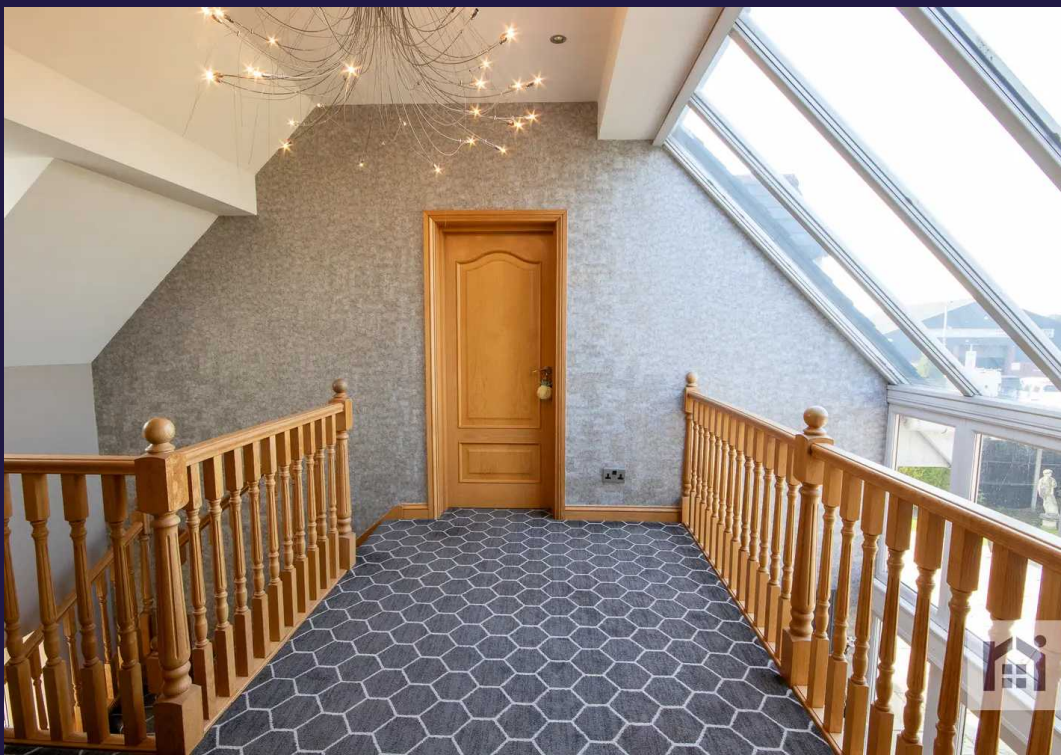


Back inside, stairs lead up to the galleried first floor landing with space for a work station if required and with views over the countryside to both the front and rear. Bedroom one has built in wardrobes and en suite comprising mixer shower in cubicle, fully tiled elevations and flooring, wc and wash hand basin. Bedroom two also has en suite facilities and the two further bedrooms are served by the family bathroom comprising bath, mixer shower in cubicle, wc and floating wash hand basin. Finally, the basement is dedicated to the pursuit of happiness with bespoke bar comprising refrigerators, sink and granite work surfaces overlooking a comfortable seating area. Further along are two games areas for those who like pool and a cinema room with projector and screen. This spacious property is constructed from York hand made brick with Welsh slate roof, and, along with alarm and CCTV, has internet ports throughout, category 5 cabling to speakers and individually controlled underfloor heating to all rooms except the basement. If you can see yourself enjoying all that this family home has to offer then please give us a call to arrange a viewing and make it yours.









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Council Tax band: F

Tenure: Freehold

- Stunning individual property
- Entertainment complex
- No upward chain
- Ample parking/Planning permission for garage
- Four double bedrooms/2 en-suite
- Stunning entrance/dining hallway



Eccleston Branch

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01257 451673

Coppull Branch

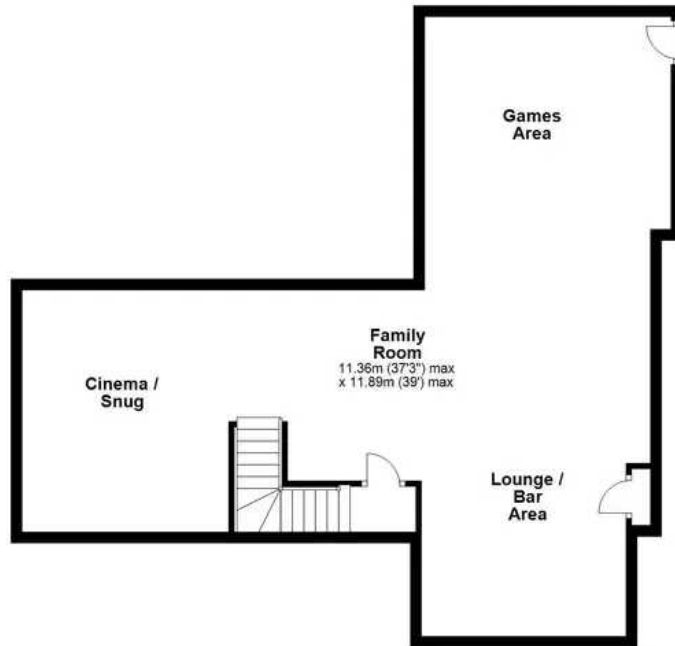
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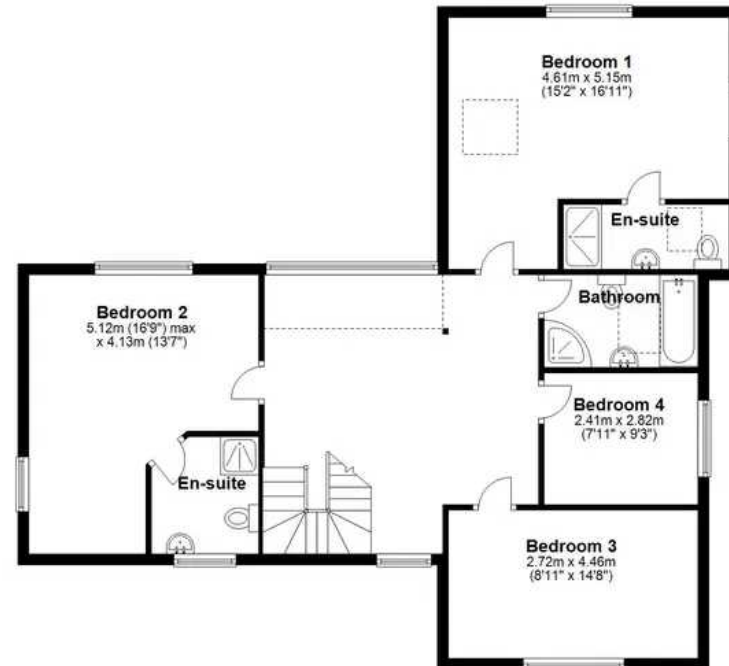
Basement

Approx. 80.4 sq. metres (865.1 sq. feet)



First Floor

Approx. 95.6 sq. metres (1029.4 sq. feet)



Ground Floor

Approx. 94.4 sq. metres (1016.0 sq. feet)



Total area: approx. 270.4 sq. metres (2910.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
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