

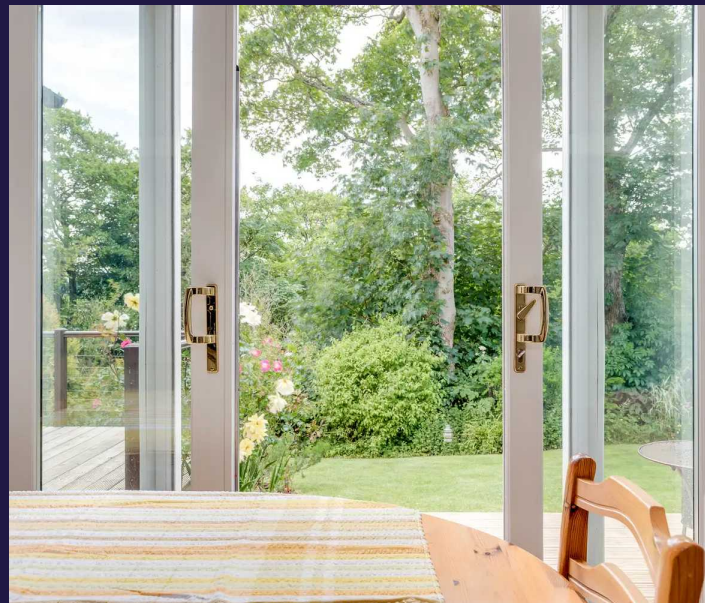
Reeveswood, Ecclestone

PR7 5RS

£535,000

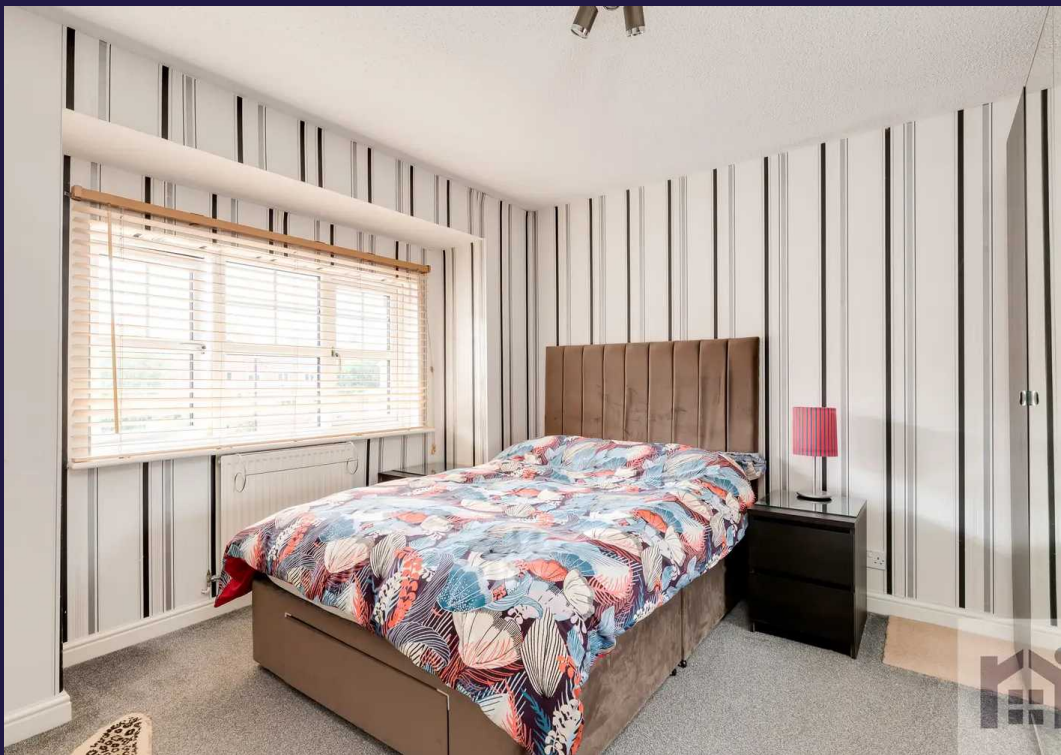


Beautifully extended, four bedroom executive home on a corner plot in a quiet cul de sac location with delightful views over open countryside. The architect designed extensions flood the property with light and there are gardens to the front, side and rear. This lovely family home offers a winning combination of village life and rural walks. Available with no upward chain. To the front the block paviour driveway can accommodate up to four vehicles and leads past the lawn bordered with mature shrubs to the garage and the main entrance. Step into the welcoming hallway with cloakroom off and relax in the first reception room with patio doors opening on to the side garden. The breakfast kitchen comprises a range of wall and base units with under and in cupboard lighting, space for a range cooker, integrated dishwasher and granite work surfaces and breakfast bar. The dining area benefits from a wonderful vaulted ceiling and views out through sliding patio doors to the rear garden. Also leading off the kitchen is the utility room with an additional sink and drainer and space, power and plumbing for additional appliances. A courtesy door opens to the 1.5 garage offering additional storage and having electric roller shutter doors and also housing the Worcester combi boiler.



For those who need it, there is a study/home office to the side of the property before you get to the fabulous family room with formal dining area and vaulted ceiling over the lounge from where you can step out through sliding doors on to the veranda to enjoy the garden. The decked veranda runs across the back of this lovely home and affords a place to relax, entertain and enjoy the view. There is an additional Indian stone terrace, and the lawn wraps round the side and rear of the property bordered by mature shrubs and hedging. Steps lead down to an additional area, perfect for a summerhouse. To the first floor are three double bedrooms and a comfortable single with the master suite having fitted storage, windows to two elevations with views out and the en suite comprising wash hand basin in floating vanity unit, wc, bidet, mixer shower in cubicle and ladder heated towel rail. Completing the first floor the family bathroom comprises wash hand basin in vanity, wc, L shaped bath with screen and electric shower and ladder heated towel rail. Double glazed with gas central heating, over 2,000 square feet of accommodation, alarmed and with CCTV, close to village amenities, in the catchment area for excellent schools and with countryside walks, quite literally, on the doorstep, this stylish and spacious family home is a wonderful place to live.





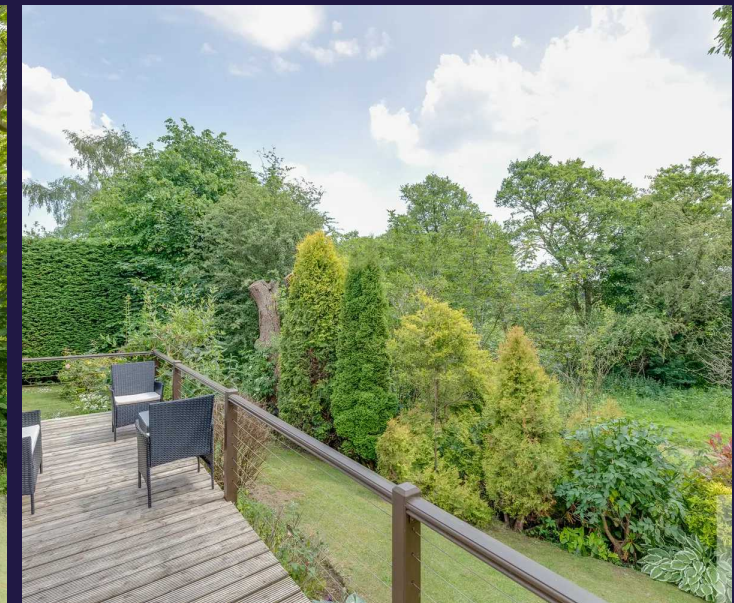


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Council Tax band: E

Tenure: Freehold

- Beautiful four bedroom home
- Views over countryside
- Four reception rooms
- Stunning breakfast kitchen
- Wonderful vaulted signature room
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Ground Floor

Approx. 134.8 sq. metres (1400.9 sq. feet)



First Floor

Approx. 65.0 sq. metres (700.1 sq. feet)



Total area: approx. 199.8 sq. metres (2151.0 sq. feet)

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