



HOME TRUTHS
SALES AND LETTING AGENT



Fieldside Avenue, Euxton

PR7 6JF

£415,000



Superb detached true bungalow with stunning views and luxury features. Nestled in a highly sought-after location, this magnificent detached true bungalow presents an exceptional opportunity to acquire a residence of unparalleled quality and style. Boasting over 1700 square feet of versatile living space, this property offers a perfect blend of elegance, functionality, and picturesque views over fields and trees to the rear. Its prime location ensures proximity to excellent schools, primary transport routes, and a range of town centre amenities. As you step into the property's spacious and inviting entrance hallway, the charm of this home becomes evident. The wooden flooring seamlessly flows through to the reception rooms, creating a warm and welcoming ambiance. A well-appointed guest cloakroom, featuring a wash hand basin, WC, and ladder heated towel rail, adds to the convenience. At the rear of the property you'll discover the fabulous reception room, thoughtfully designed with discrete areas for both dining and relaxation. The room is enhanced by the presence of a multi-fuel stove, which radiates comfort throughout. This space offers an ideal setting to entertain or unwind while enjoying delightful views of the surrounding countryside. The double doors open onto a raised platform area with full private views. This area also has a lean to pergola for an additional seating or outside dining area. Adjacent to the reception room, the light airy dining kitchen features an abundance of base units providing ample storage space. This large area is equipped with an electric oven, a hob, and offers plenty of room for additional appliances. A separate utility room provides further convenience.

The sumptuous bedroom one is a true retreat, featuring double doors that open to a dressing room. A recently fitted en suite bathroom, adorned with fully tiled elevations and flooring, boasts a floating vanity with a wash hand basin, wc, ladder dual heated towel rail, and a walk-in rainfall shower. Equally spacious, bedroom two also benefits from a dressing room and a modern en suite bathroom. Adding to the allure of this exceptional property, a spiral staircase from the hallway leads up to the loft room. Externally, this south west facing garden exudes a sense of elegance akin to a continental villa. Multi-level terraces provide seating areas that adapt to your preferences and the changing times of the day. Bedroom one enjoys its own private deck while the mid deck benefits from an additional charming pergola which grants access to a bespoke bar / games room, allowing for all year-round relaxation and entertainment. A staircase leads down to the lower terrace and a new summerhouse equipped with power and light—an ideal space for a home office, creative retreat or hot tub room.



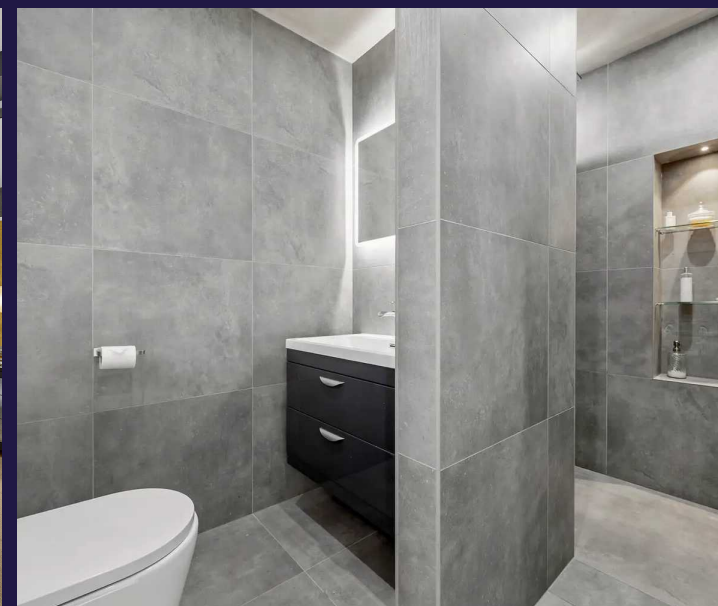
Eccleston Branch

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Coppull Branch

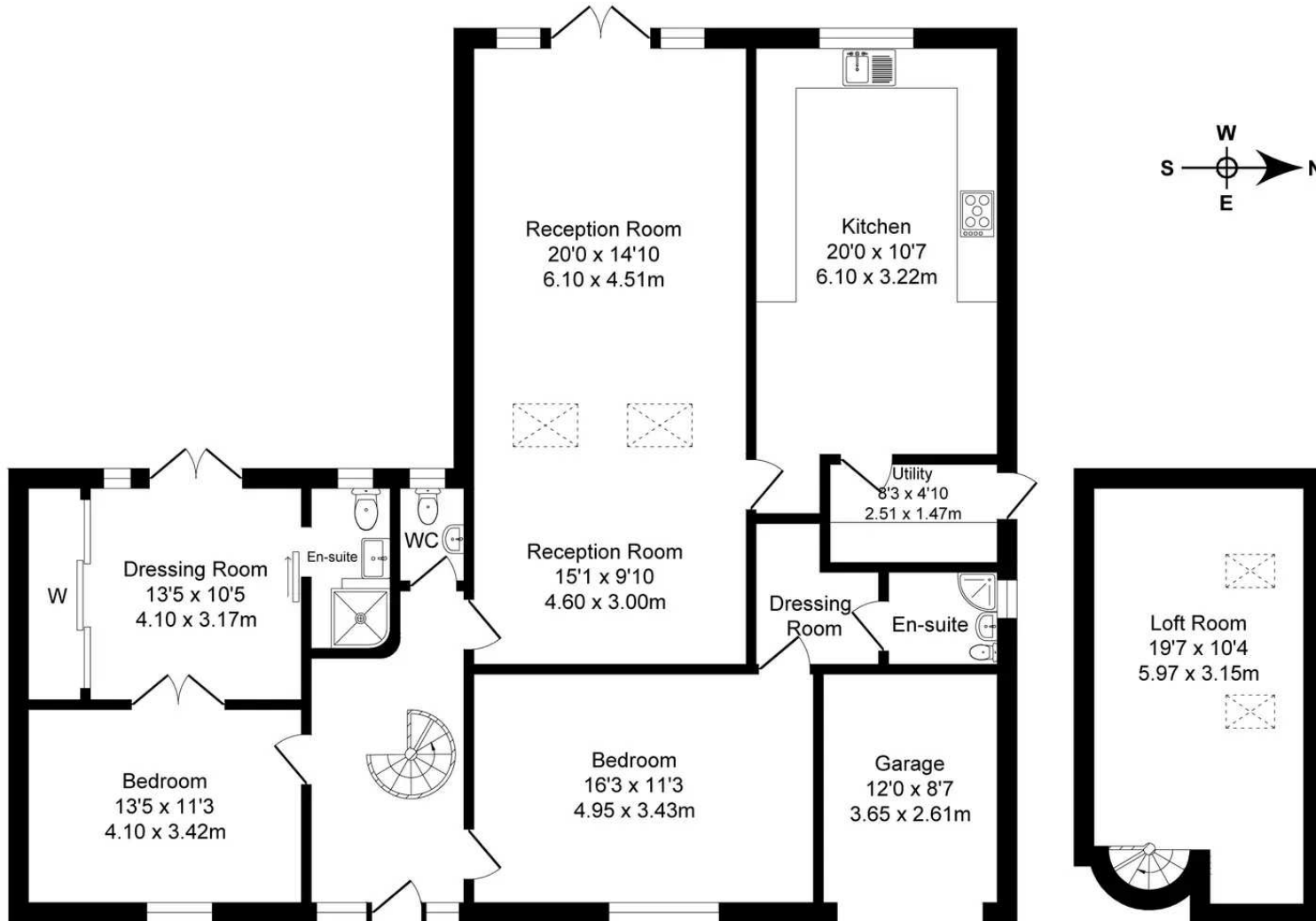
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30 Fieldside Avenue, Euxton
Total Approx. Floor Area 1734 Sq.ft. (161.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 1533 Sq.Ft
(142.4 Sq.M.)

Loft

Approx. Floor
Area 201 Sq.Ft
(18.7 Sq.M.)