



Woodfield Gardens, Euxton

PR7 6NJ



In Excess of £725,000



Beautiful, spacious and detached executive property with five double bedrooms, one of only three in an exclusive location in the heart of the village of Euxton within easy reach of primary transport routes, excellent schools and town centre amenities. With almost 2,700 square feet of accommodation and underfloor heating throughout this is a stunning family home.

Drive through the electric gates onto the block paviour driveway with turning point which can accommodate several vehicles and leads to the main entrance. Step into the welcoming hallway with Karndean flooring which runs through much of the ground floor and leading off is the cloakroom comprising wc and floating wash hand basin.

The comfortable bay fronted living room benefits from remote control living flame gas fire in travertine hearth. To the rear the heart of the house comprises lounge with bifold doors opening to the garden, dining area with trifold doors and elegant kitchen comprising a range of wall and base units with quartz work surfaces and breakfast bar. Integrated appliances including Neff electric oven and grill and multioven, wine storage, dishwasher, refrigerator, two freezers and induction hob with extractor over.

A separate utility room has space, power and plumbing for additional appliances and, completing the ground floor is the gymnasium.

Step outside into the private rear garden with porcelain tiling and terraces, lawn, mature





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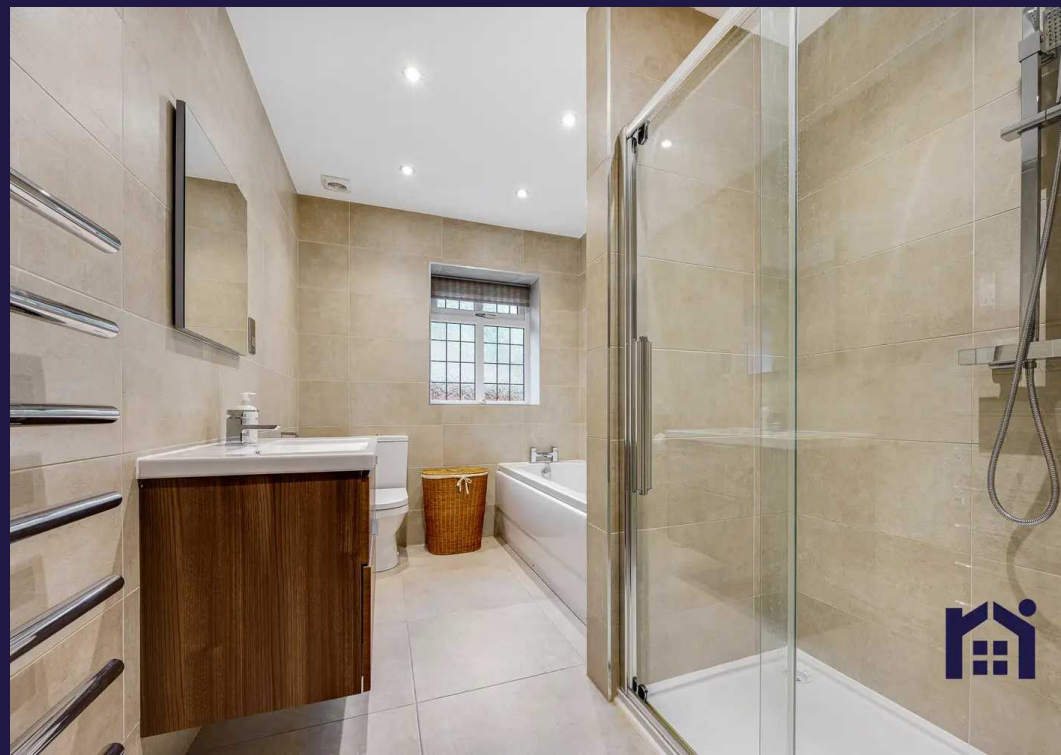
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Council Tax band: G

Tenure: Freehold

- Impressive detached family home
- Five double bedrooms
- Exclusive location
- Striking family room
- Beautifully presented
- Over 2,600 square feet of accommodation



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

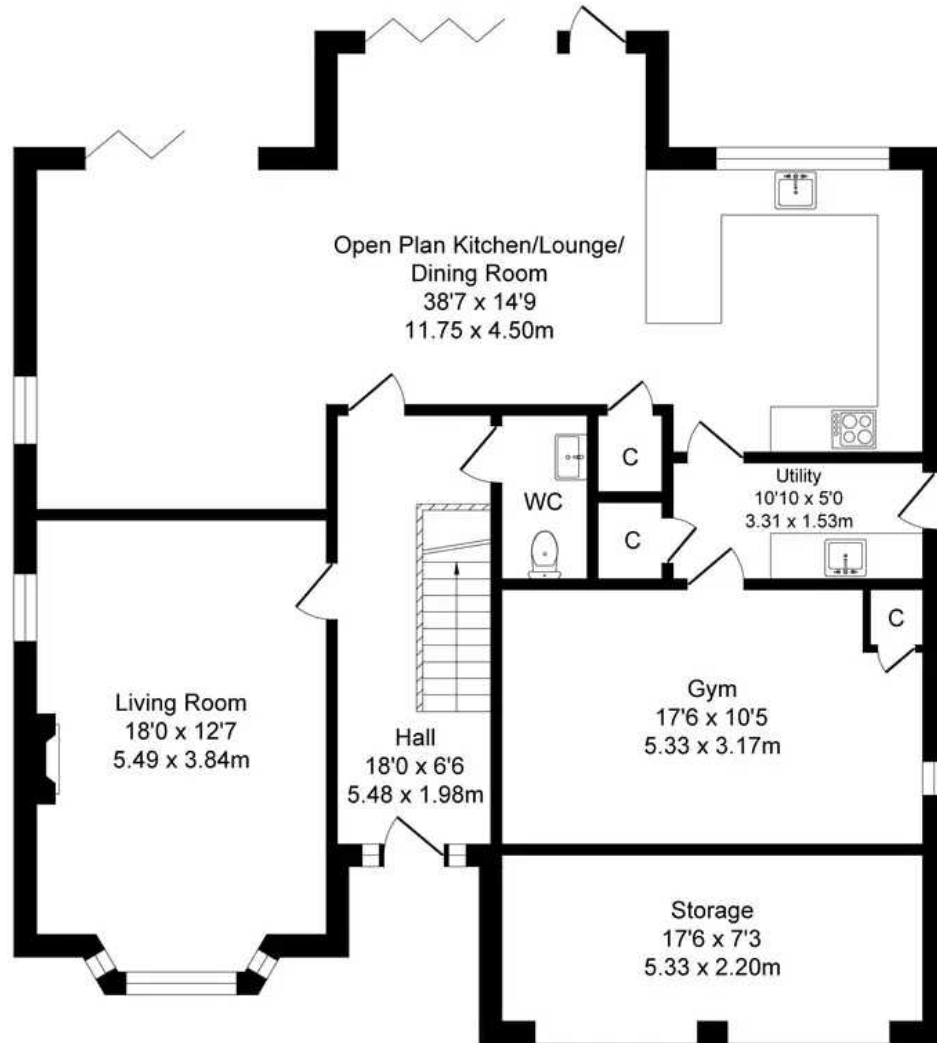
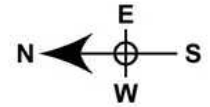
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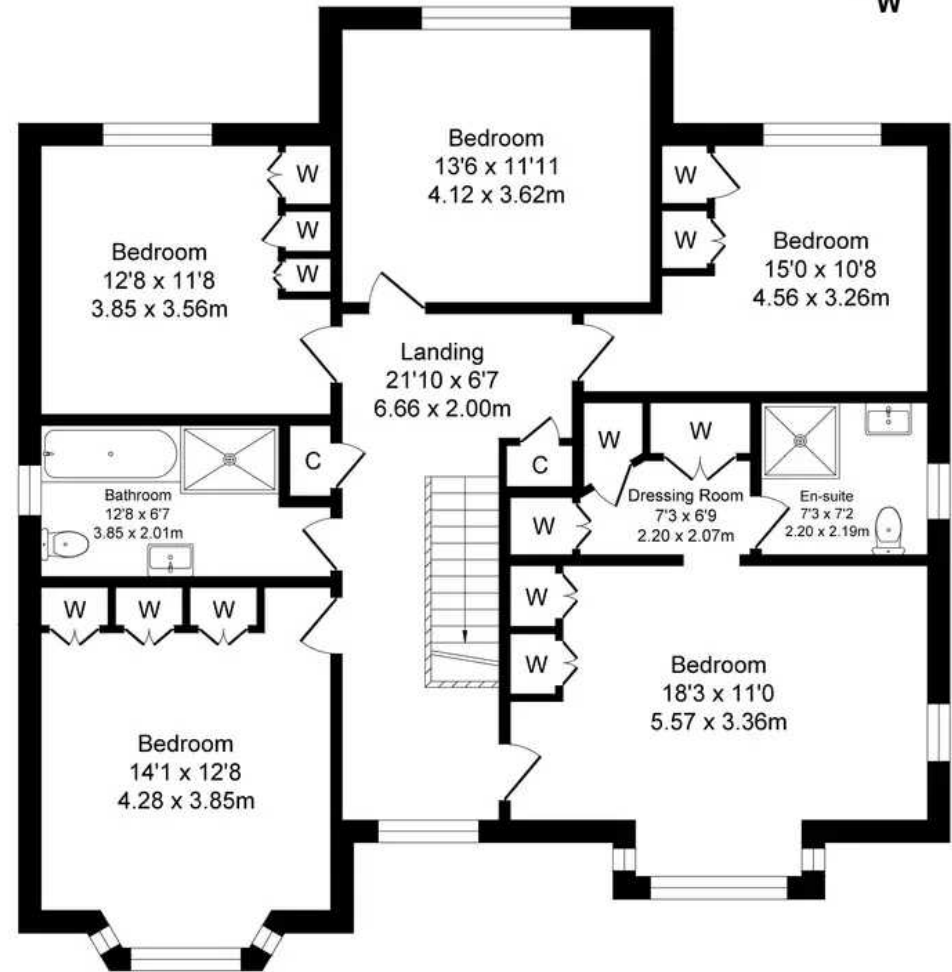
Total Approx. Floor Area 2676 Sq.ft. (248.6 Sq.M.)

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 1399 Sq.Ft (130.0 Sq.M.)



First Floor

Approx. Floor Area 1277 Sq.Ft (118.6 Sq.M.)