

HOME  TRUTHS

Beechfields, Ecclestone

PR7 5RF

In Excess of £395,000





Spacious four bedroom detached family home with c 1500 square feet of accommodation, in a popular residential area close to schools, village amenities, primary transport routes and countryside walks. To the front the paved driveway leads past the lawn to the garage and main entrance. Step into the wide and welcoming hallway with solid hazelnut oak flooring which flows through much of the ground floor. The living room benefits from a Stovax multifuel stove in a stone hearth and runs the depth of the property. To the rear the wonderful sun room has plenty of space for both dining and comfortable furniture and overlooks the garden. Completing the ground floor are the kitchen comprising a range of wall and base units with space power and plumbing for appliances, the rear porch/boot room which is the perfect place to wash down muddy pets or children and the cloakroom with wc and wash hand basin in vanity. Step outside into the private, west facing garden with sun terrace and lawn bordered by mature planting and a greenhouse so you can grow your own fruit and vegetables. Back inside to the first floor are three double bedrooms and a comfortable single and the family bathroom comprising fully tiled elevations, bath with screen and mixer shower over and wc and wash hand basin in vanity.



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Council Tax band: E

Tenure: Freehold

- Spacious detached property
- Four bedrooms
- c 1500 square feet
- Private west facing rear garden
- Large sun room
- Popular residential location

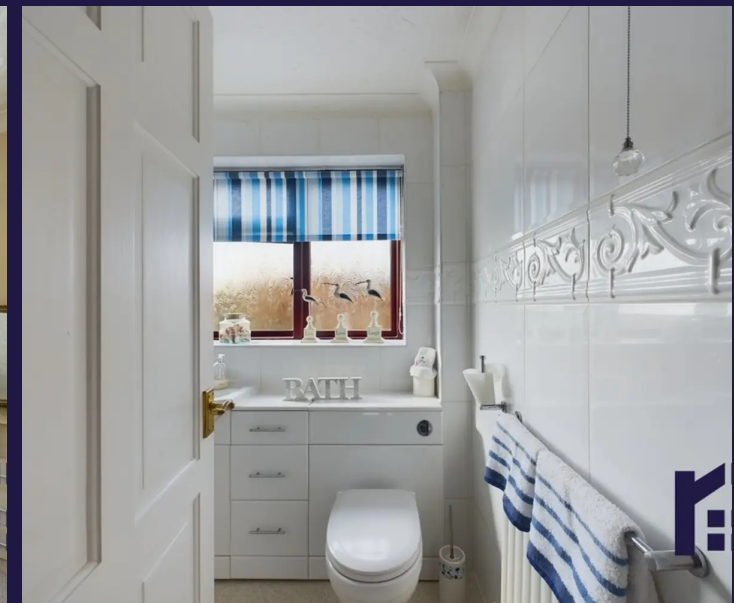


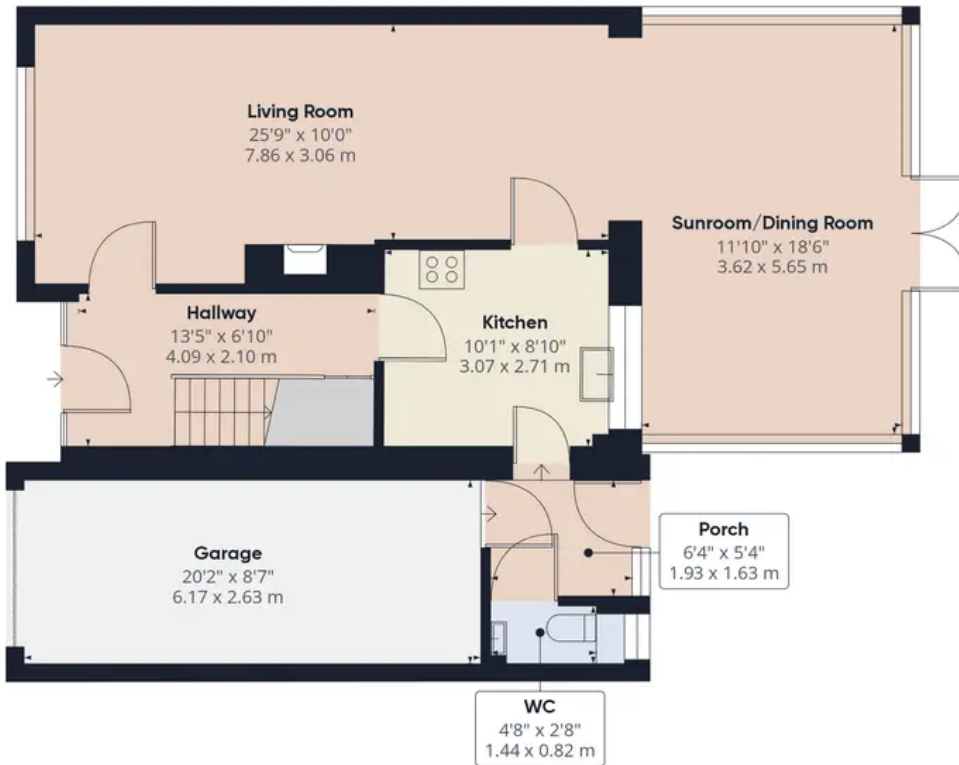
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Floor 1



Floor 2

Approximate total area⁽¹⁾
1499.55 ft²
139.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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