

HOME  TRUTHS

Church Lane, Charnock Richard

PR7 3RB

In Excess of £425,000





Fabulous, executive four bedroom detached property on a corner plot leading into the sought after Church Fold development with over 2,000 square feet of accommodation, garages & driveway and three reception rooms. Originally built by the developer for his own use, The Heathers is a lovely, spacious family home, available with no upward chain. To the front the block paved driveway can accommodate several vehicles and leads past the lawn bordered by mature planting to one of the two garages, with electrically operated door, to the EV charging point and the main entrance. Step into the elegant and welcoming hallway with porcelain tiled flooring, which runs through much of the ground floor, and cloakroom off comprising wc and wash hand basin on vanity unit. The living room benefits from a media wall and 1.8m panoramic fire provides additional ambience. Reception two makes an excellent formal dining room with patio doors opening on to the sun terrace. The breakfast kitchen comprises a range of wall and base units with gas hob, and Neff slide and hide self cleaning oven, and space, power and plumbing for additional appliances. A separate utility room has an additional sink, storage and space for appliances with courtesy door to the garage which benefits from workshop lighting and vinyl flooring. Completing the ground floor, the good sized conservatory makes an excellent and versatile third reception room.



Step outside into the southwest facing garden with private terrace overlooking the bespoke hot tub area. With lawn bordered by mature planting for privacy, external lighting and access to the second garage with electric door accessed from Church Fold, and which has been converted into an office with internet network, alarm and heating unit, making this an excellent place to work or run a business from home. Back inside, stairs lead up to the galleried landing with airing cupboard and ladder access to the part boarded loft with light. The elegant master suite benefits from a range of fitted wardrobes and storage and delightful en suite comprising fully tiled elevations, electric shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. Bedrooms two and three are also doubles with the former having built in wardrobes, and bedroom four is a comfortable single. The sumptuous family bathroom comprises fully tiled elevations and flooring, bath with shower attachment, wc, wash hand basin and ladder heated towel rail.



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Eccleston Branch

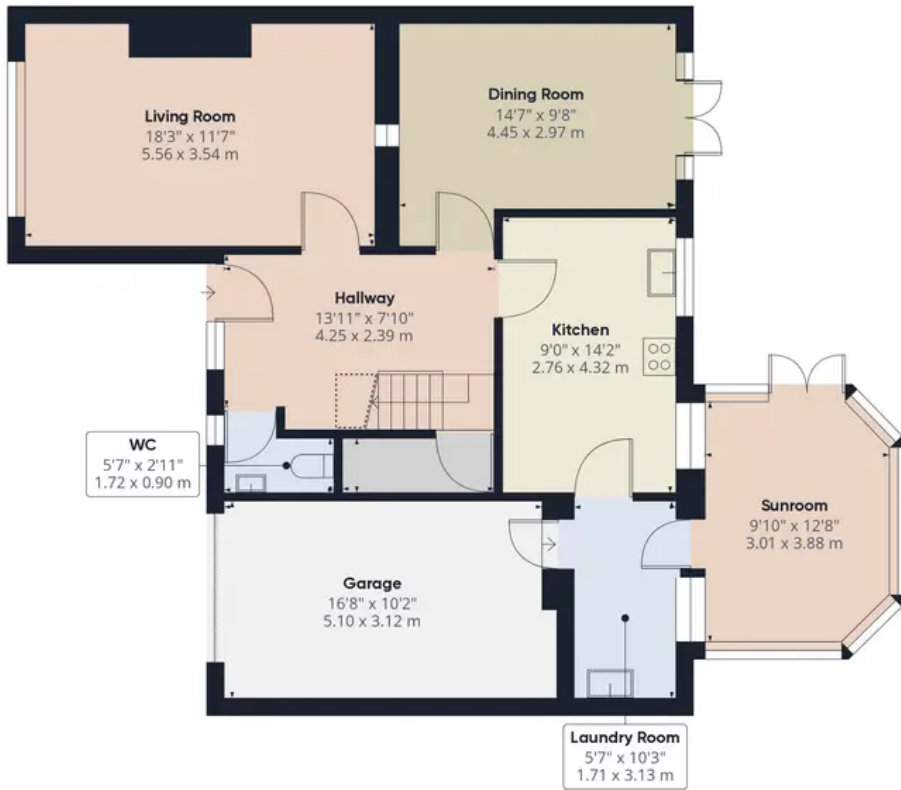
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

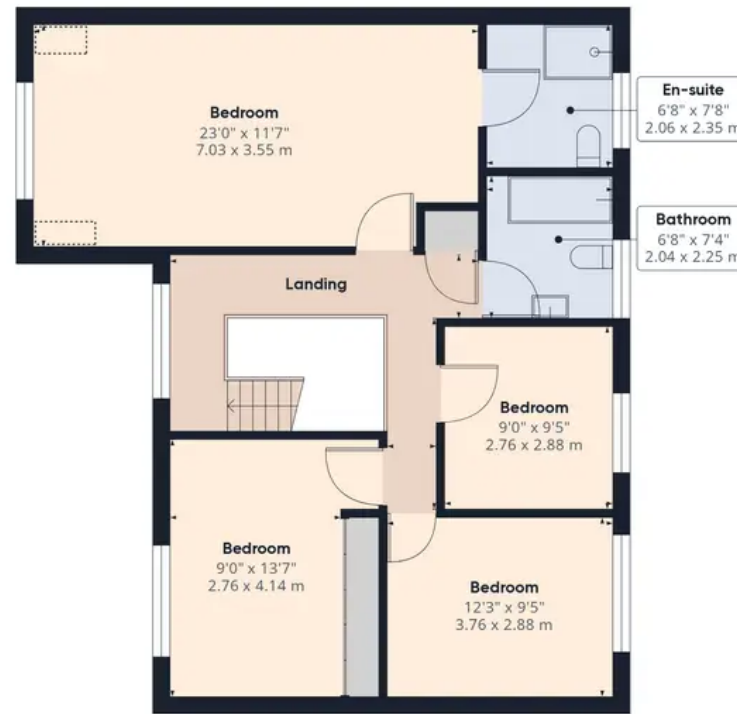
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

2028.13 ft²

188.42 m²

Reduced headroom

22.23 ft²

2.07 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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