



School Close, Croston

PR26 9AW





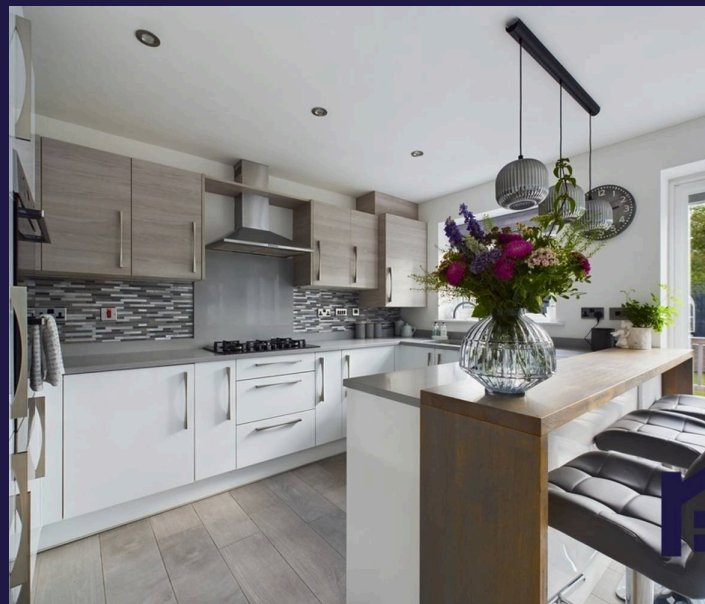
Fabulous, bespoke detached property set on a quiet, private cul de sac in the heart of the village within walking distance of amenities and excellent schools and offering over 1300 square feet of sumptuous accommodation.

To the front, the block paviour driveway can accommodate several vehicles and leads to the main entrance. Step into the welcoming hallway with cloakroom off comprising wc and floating wash hand basin.

The bay fronted living room benefits from remote controlled gas stove and leads to the gorgeous heart of the house to the rear. With bifold doors opening to the garden, porcelain tiles, LED feature lighting and orangery providing additional natural light over the snug and dining area, the Panorama kitchen comprises a range of wall and base units with breakfast bar, quartz work surfaces and integrated appliances including five burner gas hob, two refrigerators and freezers, wine cooler, dishwasher, washing machine and storage vented for a tumble drier.

Completing the ground floor, the garage has remote controlled electric door, and, with a Velux window for natural light, is currently enjoying life as a gymnasium and separate storage area.

Step outside onto the composite decking in the south facing garden with lazy lawn, planted raised beds, barbeque area and sunset terrace making this the perfect place to relax and entertain with friends and family alike.



Back inside, stairs lead up to the first floor landing. Bedroom two and three are both spacious double bedrooms with fitted wardrobes. Off bedroom two the jack & jill bathroom comprises of a Japanese plunge bath, rainfall shower in walk in cubicle, wc, wash hand basin on floating vanity unit, ladder heated towel rail and fully tiled flooring and elevations. Bedroom four is a lovely guest room with a recess making the perfect home office work station.

To the second floor, bedroom one has fitted wardrobes and en suite comprising mixer shower in cubicle, wc, ladder heated towel rail and floating wash hand basin.

Brimming with energy efficient style and space, this family home has so much to offer the discerning purchaser so do give us a call to arrange a viewing and make it yours. Council tax E, EPC B, Freehold.



HOME TRUTHS

Eccleston Branch

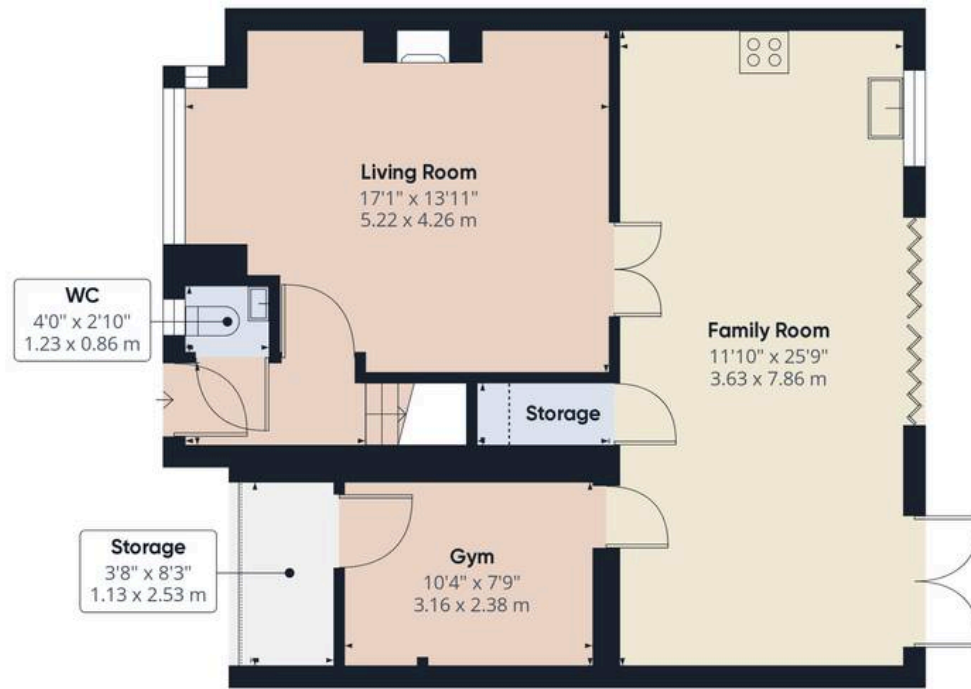
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1338.81 ft²
124.38 m²

Reduced headroom

3.29 ft²
0.31 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.