

HOME  TRUTHS

Woodcock Fold, Ecclestone

PR7 5UL

In Excess of £675,000



Striking, individual detached executive property, one of only five on a quiet cul de sac, with c2,700 square feet of accommodation, five double bedrooms and southwest facing rear garden. Within easy reach of village amenities, excellent schools and countryside walks, this is a first class family home. On a substantial plot, the driveway can accommodate up to three vehicles and leads past the mature gardens to the detached double garage, with electric doors, and to the main entrance. Step into the vestibule and from there to the welcoming hallway with cloakroom off comprising wc and floating wash hand basin. The delightful living room runs the full depth of the property, and has plenty of natural light from windows to three elevations including patio doors opening to the garden. For those cold winter nights, there is a remote controlled living flame gas fire inset into an Italian marble surround. Equally lovely is the snug which also overlooks the garden, and the spacious dining room is to the front with a distinctly club feel and there is plenty of room for both dining and comfortable furniture. The dining kitchen comprises a range of wall and base units with granite work surfaces, etched drainer and four seater breakfast bar with Karndean flooring. Integrated appliances include five ring induction hob, double electric oven and grill, refrigerator and freezer, microwave and dishwasher. A separate utility room has space, power for additional appliances.

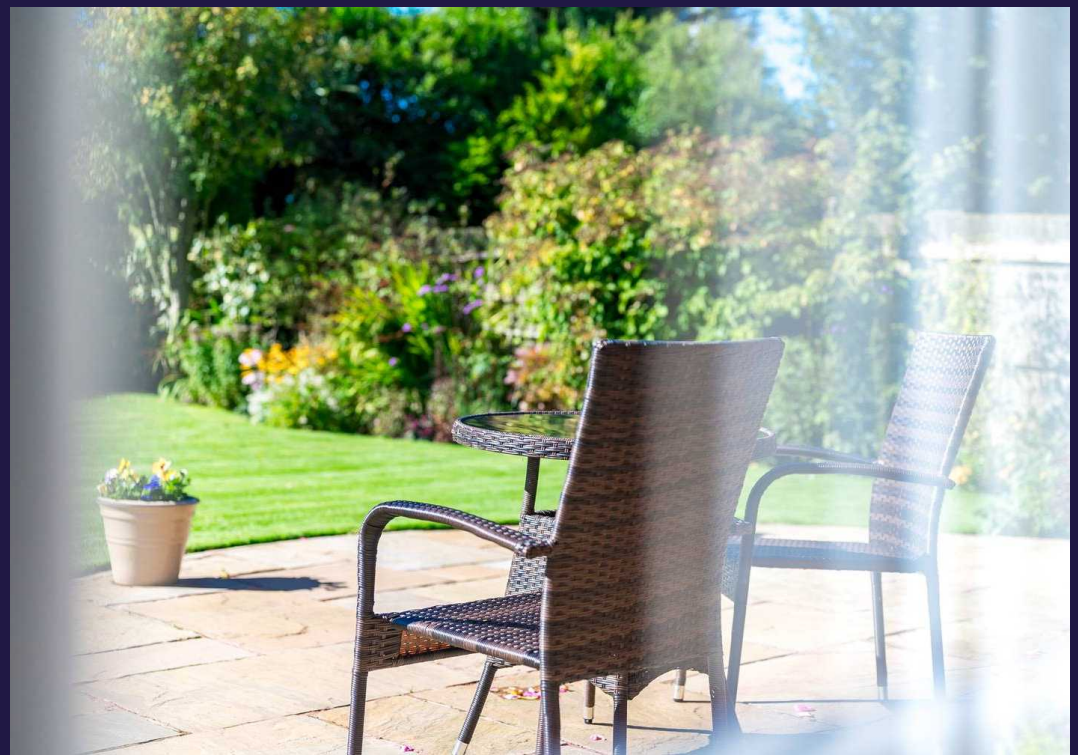




Step outside into the private garden with Indian stone sun terrace running the width of the property and leading to the lovely lawn bordered by mature planting including wisteria, rose, acers, hydrangea, rhododendron and deodara. Whether on your own or with family and friends, this is the perfect place in which to relax and entertain. Back inside, an oak and glass staircase leads up to the first floor landing which is a room in its own right. Bedroom one is delightfully spacious and overlooks the garden, with a range of fitted wardrobes and en suite comprising p shaped bath with screen and mixer shower over, fully tiled elevations and flooring, stylish floating wash hand basin, wc and ladder heated towel rail. All the remaining bedrooms can accommodate a double with bedroom four enjoying life as a home office and bedroom five as a craft room. The family bathroom comprises fully tiled elevations, bath, wc, wash hand basin and mixer shower in cubicle. With a number of bespoke features including oak internal doors and staircase, this is a wonderful place to call home, so do give us a call to arrange a viewing and make it yours.







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Council Tax band: C

Tenure: Freehold

- Striking detached property
- Five double bedrooms
- Southwest facing garden
- Virtual and video tours
- Cul de sac location
- Over 2,700 square feet



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

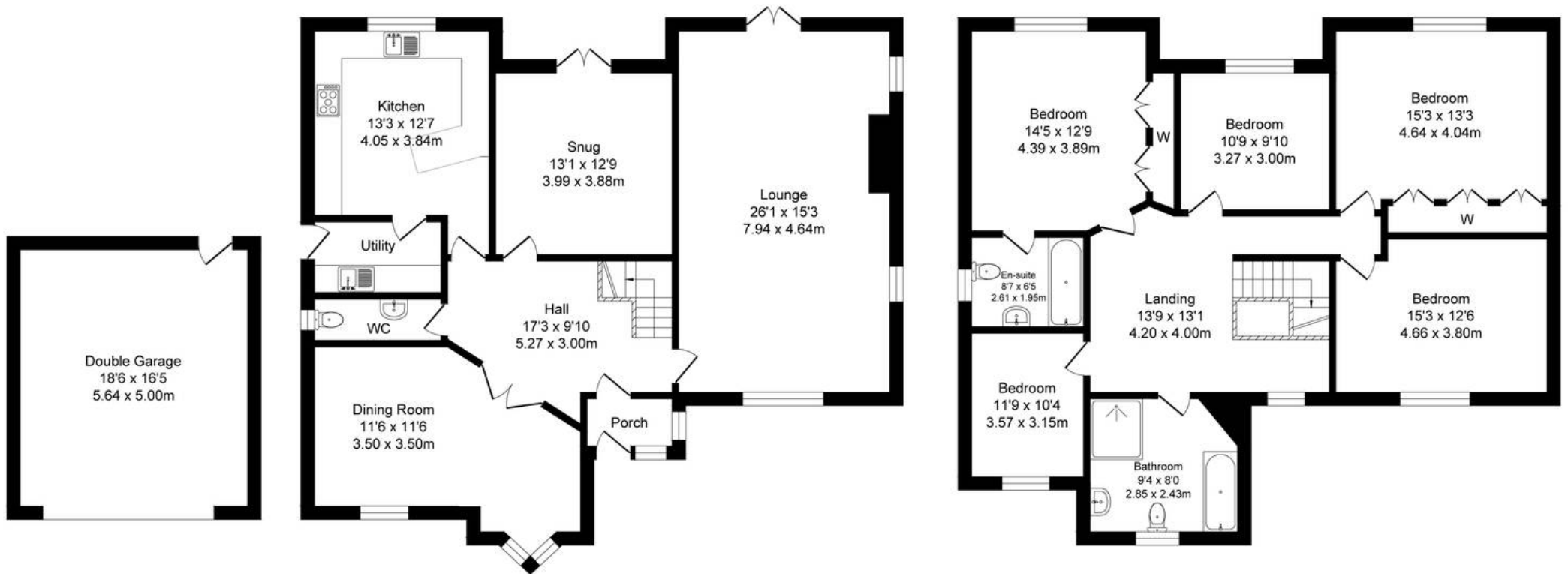
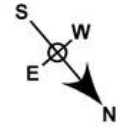
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# Woodcock Fold

Total Approx. Floor Area 2744 Sq.ft. (254.9 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.



**Garage**  
Approx. Floor Area 304 Sq.Ft (28.2 Sq.M.)

**Ground Floor**  
Approx. Floor Area 1241 Sq.Ft (115.3 Sq.M.)

**First Floor**  
Approx. Floor Area 1199 Sq.Ft (111.4 Sq.M.)