

HOME  TRUTHS

New Mill Street, Ecclestone

PR7 5FT

In Excess of £425,000





Spacious, well organised, individual detached executive property in the heart of the village with c 1900 square feet of accommodation, four double bedrooms, two with en suite, ample parking and close to excellent schools and local amenities.

To the front the driveway can accommodate two vehicles and leads past the lawn bordered by mature planting, to the detached double garage, with power and light, and to the main entrance with storm porch.

Step into the welcoming hallway with the spacious living room to the right and study to the left. To the rear of the property, the heart of the house has garden views with two sets of patio doors, plenty of space for both dining and comfortable furniture and the kitchen comprises a range of wall and base units topped by quartz work surfaces with etched drainer and integrated appliances including electric hob, double electric oven and grill, refrigerator and freezer.

Completing the ground floor is the separate utility room with space, power and plumbing for additional appliances, and the cloakroom comprising wc and floating wash hand basin.

Step outside into the wildlife friendly garden with sun terrace, pergola draped with wisteria and planting including rowan and fruit trees.



Back inside, to the first floor, bedroom one benefits from a dressing room with fitted wardrobes and en suite comprising mixer shower in cubicle, floating wash hand basin, wc and ladder heated towel rail. Bedroom two also benefits from an en suite and bedrooms three and four are doubles to the front and side respectively. The family bathroom comprises bath with shower attachment, wc, floating wash hand basin and ladder heated towel rail.

Do give us a call to arrange a viewing and make this yours.
Council tax E, EPC B, Freehold.

- Spacious detached property
- Four double bedrooms
- Two en suite
- Double garage & ample parking



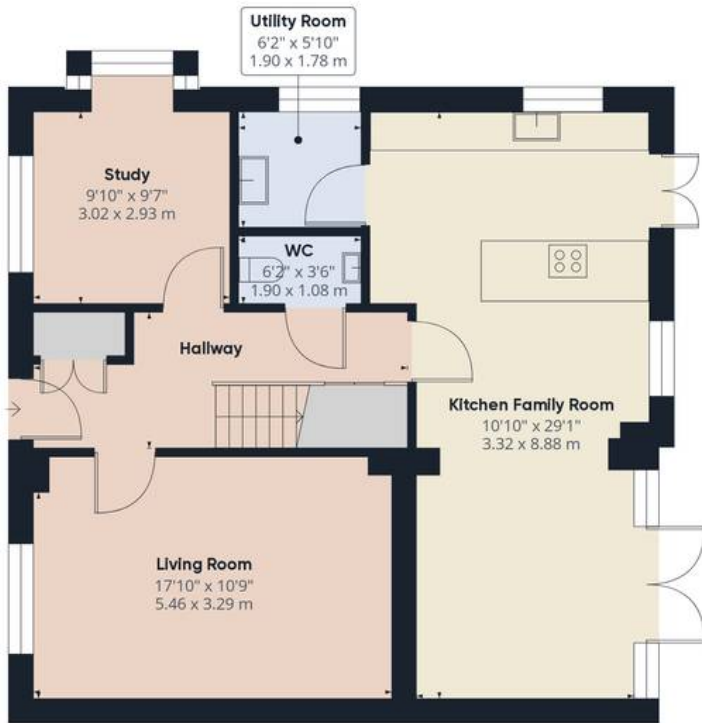
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
1898.65 ft²
176.39 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.