

HOME  TRUTHS



Bramblewood, Croston

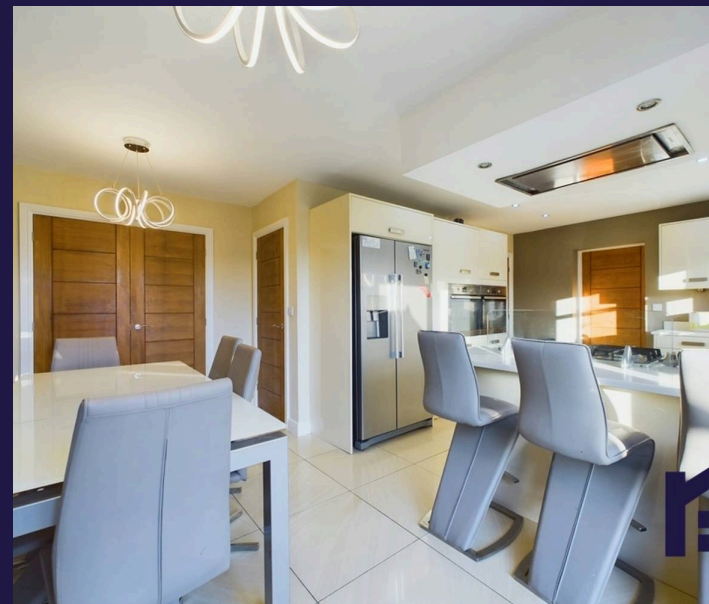
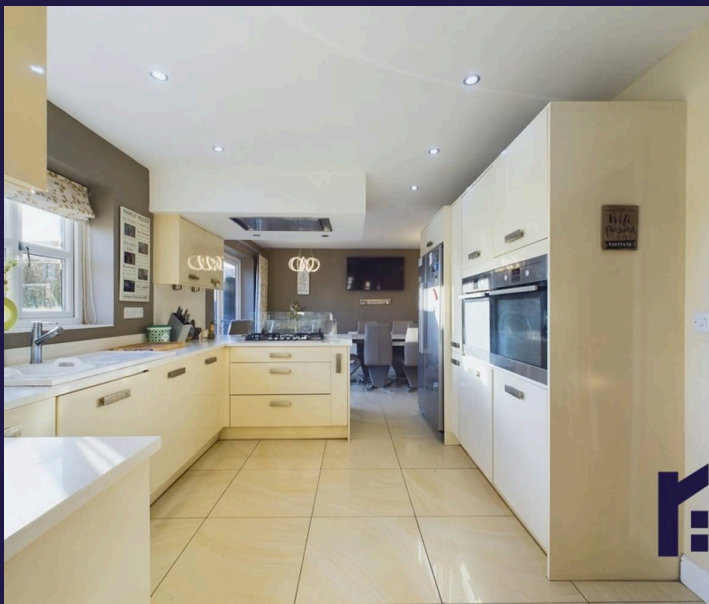
PR26 9RG



£525,000



Spacious detached executive property on a quiet cul de sac with four double bedrooms, good sized south facing back garden within easy reach of all village amenities and in the catchment area for excellent schools. To the front the driveway offers parking for three vehicles and leads to the main entrance with storm porch. Step into the vestibule and from there to the entrance hallway with tiled flooring. The study/home office has built in storage and the delightful living room has oak flooring, bay window and multifuel stove. Double doors open to the heart of the house with space for both dining and comfortable furniture. The kitchen comprises a range of wall and base units topped by quartz work surfaces and breakfast bar, with five burner gas hob, double electric oven and grill, dishwasher and space, power and plumbing for an American style fridge freezer. A separate utility/boot room houses the Worcester boiler and is plumbed for additional appliances. Completing the ground floor, the cloakroom comprises wc and wash hand basin with floating vanity. Step out into the large southwest facing rear garden with lawn, sun terrace on which to relax and entertain, barbeque area and substantial shed for that all important storage. Back inside stairs lead to the first floor landing with the master bedroom to the rear with fitted furniture, benefiting from views over the village, and en suite comprising wash hand basin on floating vanity, wc, mixer shower in cubicle and ladder heated towel rail. Bedrooms two and four also have fitted furniture and the family bathroom comprises bath with screen and mixer shower over, tiled flooring and elevations, wash hand basin on floating vanity and wc.



Spacious detached executive property on a quiet cul de sac with four double bedrooms, south west facing garden in easy reach of all village amenities and in the catchment area for excellent schools.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: To follow

- Spacious detached property
- Four double bedrooms
- South west facing garden
- Multifuel stove
- Virtual tour
- Cul de sac location



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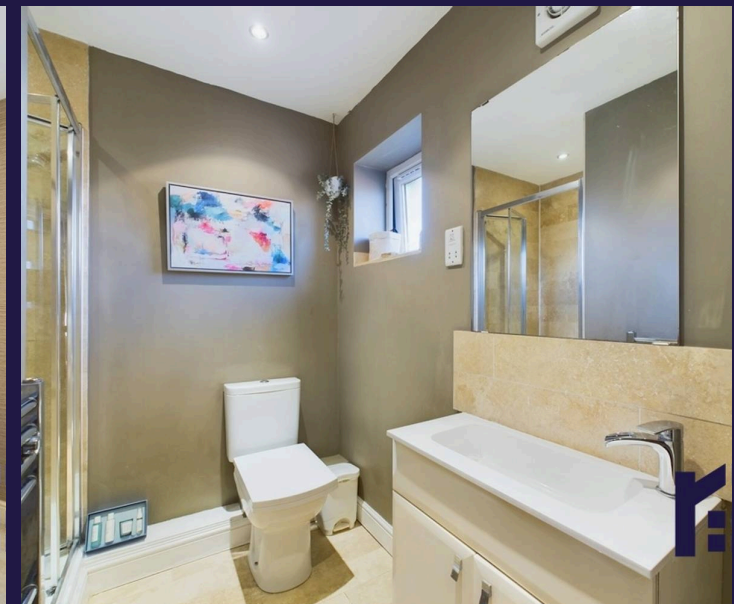
Eccleston Branch

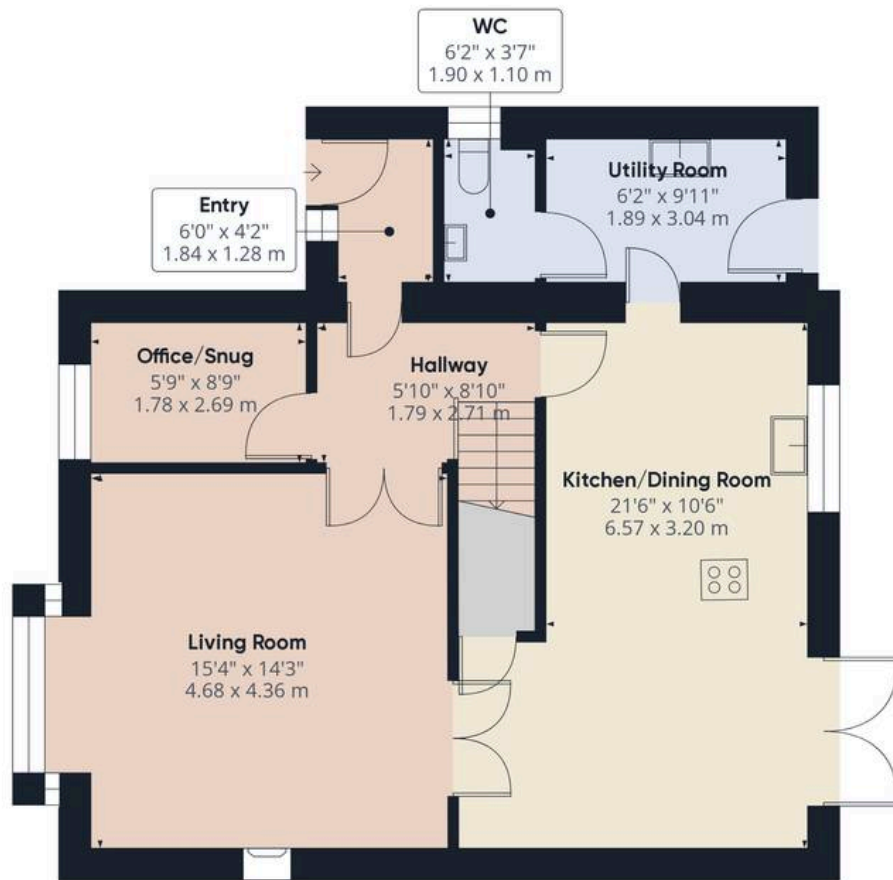
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

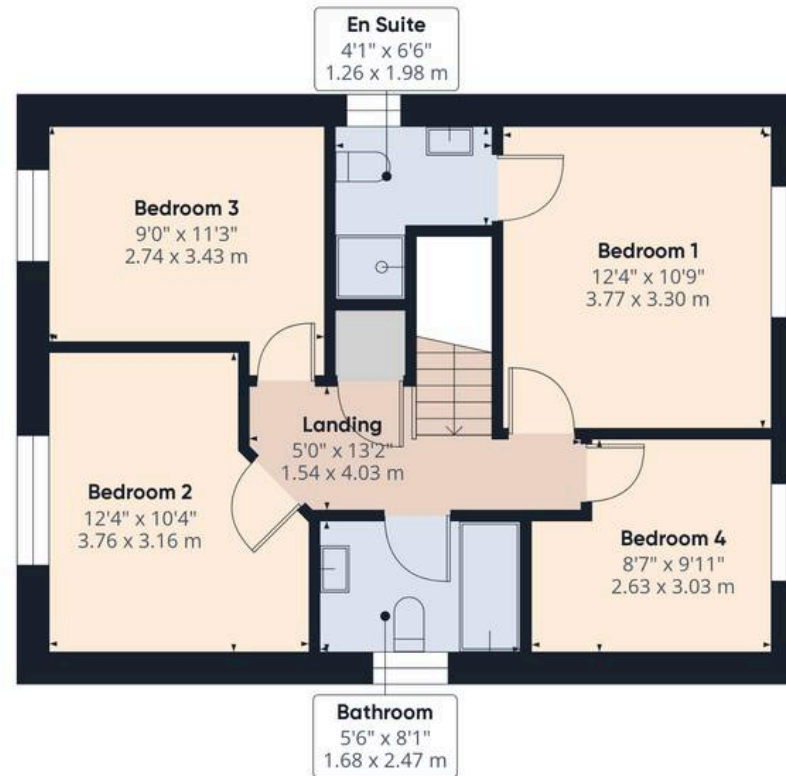
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**  
1302.45 ft<sup>2</sup>  
121 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360