



HOME  TRUTHS

Middlewood Close, Eccleston

PR7 5QC





A gorgeous, extended four bedroom detached family home tucked away on a quiet cul-de-sac in a highly sought-after residential location. Offering over 1,300 sq ft of elegant, versatile accommodation, this beautifully presented property benefits from a southwest facing garden, high specification living spaces and is available with no upward chain. To the front, a tarmacadam driveway provides access past a lawned garden bordered by mature planting, leading to the garage and the main entrance. Step inside to the welcoming hallway, which in turn leads through to the bay fronted living room. This cosy yet elegant space features an attractive hearth which could easily house a fully functioning log burner and benefits from an air conditioning unit for year round comfort. The heart of the home is the impressive open plan family room, offering generous space for both dining and relaxing. The sleek contemporary kitchen is fitted with a range of modern wall and base units, complemented by a breakfast bar and quartz work surfaces. Integrated appliances include a Neff induction hob with guided air downdraft extractor, electric oven, warming drawer, microwave, dishwasher, washing machine, and full height refrigerator and freezer. To the rear, the large orangery provides a superb and flexible additional living space. Currently set up as a multi-use room, it would make an ideal home cinema, golf practice room or studio, complete with wiring for a projector and speakers and enjoying attractive views over the garden. Completing the ground floor is a stylish cloakroom featuring a floating vanity unit with wash hand basin and wc, along with the garage, which benefits from wood laminate flooring and a radiator, making it suitable for a variety of uses beyond storage. Outside, the private southwest facing rear garden enjoys a lawn bordered by mature planting, a sun terrace ideal for outdoor

entertaining, and additional storage with sheds. To the first floor, the landing provides access to the loft. The principal bedroom is a generous double featuring built in wardrobes, air conditioning and a modern en suite shower room with underfloor heating, shower, wc, wash hand basin, ladder heated towel rail and fully tiled walls and flooring. Bedrooms two and three are further double rooms, while bedroom four is a comfortable single currently housing a useful linen cupboard. The family bathroom is fitted with a bath with screen and electric shower over, floating wash hand basin and wc, complemented by fully tiled elevations, tiled flooring and underfloor heating.

- Four bedroom detached property
- Over 1300 square feet of accommodation
- Southwest facing garden
- Gorgeous family room
- Virtual tour
- No upward chain



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Approximate total area<sup>(1)</sup>

125.4 m<sup>2</sup>

1350 ft<sup>2</sup>

Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 2