

HOME  TRUTHS



Flag Lane, Euxton

PR7 6EZ





Set behind private gated access with parking for up to six vehicles, this beautifully presented three-bedroom home offers stylish open-plan living, a contemporary two-tone kitchen with marble island and a west-facing garden enjoying views across open fields to the rear. Designed with modern family living in mind, the property combines spacious interiors with high-quality finishes and excellent outdoor space. Accessed through manual entrance gates, with cabling already in place should electric gates be desired, the property opens onto an expansive driveway providing parking for five to six vehicles and leading to the entrance of the home. The front door opens into a light and airy hallway, creating a welcoming first impression, with a convenient ground floor WC. To the right is a spacious open-plan family room. The living area is centred around an electric fire and benefits from windows to two elevations, allowing natural light to flood the space and creating a bright and comfortable environment for everyday living. Further into the family room is a stunning kitchen finished in a stylish two-tone palette of stone and dark grey cabinetry. A striking marble island provides the perfect breakfast bar and social hub for entertaining. The kitchen also benefits from integrated appliances including a full-height fridge, half freezer, dishwasher and oven, which will remain. Beneath the stairs is a cleverly designed storage area complete with plumbing and electricity, offering an ideal space for a discreet utility area. Sliding doors open out onto the generous rear garden and driveway, which enjoys a desirable west-facing aspect — perfect for afternoon and evening sun. The garden offers a mix of lawn and an elevated seating area, ideal for relaxing or entertaining.



A shed located to the side of the property further benefits from plumbing and electricity, offering additional versatile storage or workspace. Upstairs, the landing enjoys pleasant views over open fields to the rear. The principal bedroom is particularly impressive, featuring vaulted ceilings that enhance the sense of space and provide plenty of opportunity for additional storage or furniture. There are two further bedrooms, including a well-proportioned double and a good-sized single, making the property ideal for families or those working from home. The family bathroom is finished to a high standard with striking black marble tiles and includes a rainfall shower, wash hand basin and WC, creating a sleek and modern space.



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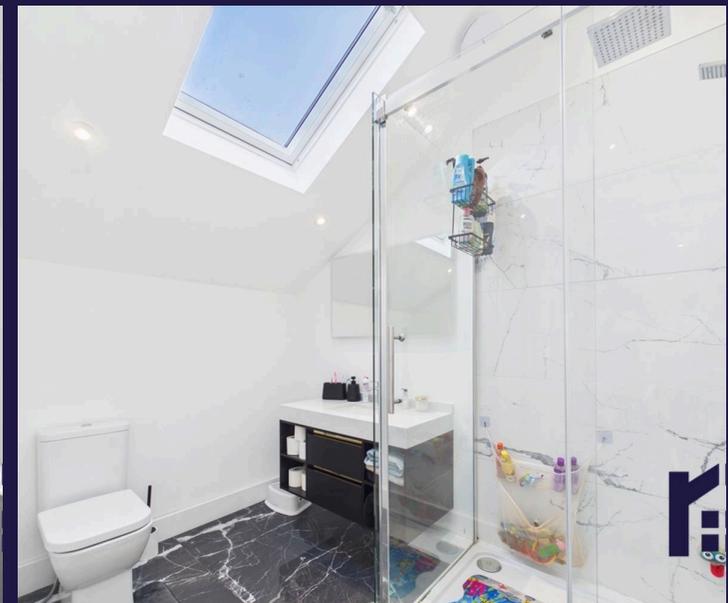
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Floor 1



Floor 2



Approximate total area⁽¹⁾

81.3 m²
875 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

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