

HOME  TRUTHS



New Street, Ecclestone

PR7 5TW





Fabulous and beautifully presented throughout, this four bedroom family home is tucked away on a quiet cul-de-sac within easy reach of village amenities and offers over 1,400 square feet of superbly arranged accommodation across three floors.

To the front, the tarmac driveway provides parking for up to three vehicles and leads to the garage and main entrance. Step into the welcoming hallway, with the living room to the right — a comfortable and inviting space.

To the rear, the heart of the home offers excellent space for both dining and relaxation. The kitchen comprises a range of wall and base units with a central island and breakfast bar, along with a full suite of integrated appliances including gas hob, electric oven and grill, multi oven, warming drawer, refrigerator, freezer, dishwasher and wine fridge. The kitchen also has an understairs cloakroom/storage area with lighting... useful for additional storage or maybe a pantry.

Completing the ground floor is the cosy snug, enhanced by a multi-fuel stove, Velux windows and patio doors overlooking the garden, creating a bright and versatile additional living space. A stylish central cloakroom features floating wc, wash hand basin on vanity and ladder heated towel rail.

Step outside into the very private rear garden, designed for both relaxation and practicality, with Indian stone terrace, decked seating area, and low-maintenance lawn with planted raised borders. Additional features include a garden room with power and light — ideal as a home office — a separate utility room with space,



Absolutely delightful, extended four bedroom semi detached property with glorious family room and external home office offering over 1400 square feet of sumptuous accommodation.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Beautiful family home
- Four bedrooms
- Glorious family room with mutli fuel stove
- External home office or gym
- Virtual tour
- Over 1400 square feet of sumptuous accommodation

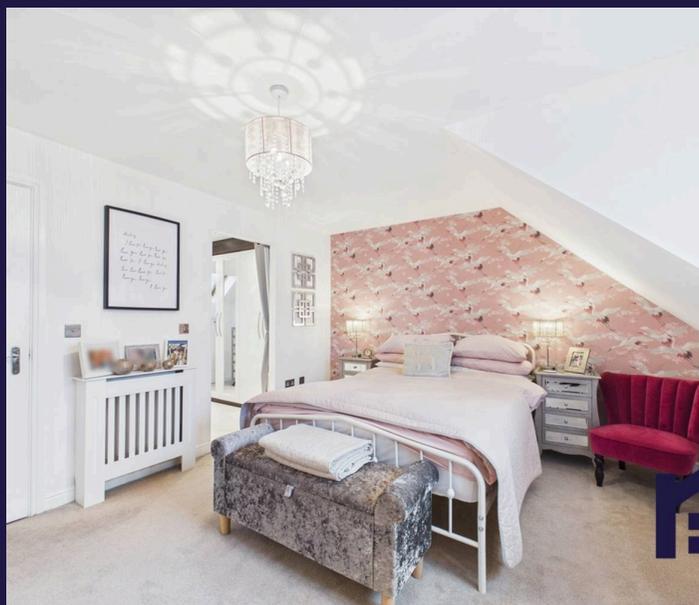


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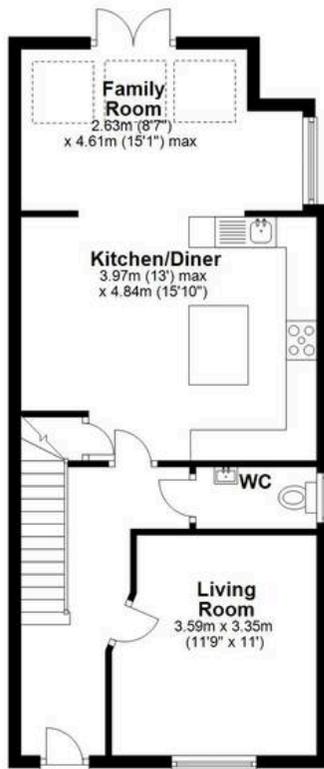
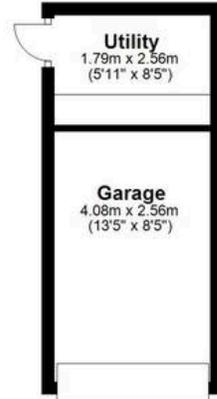
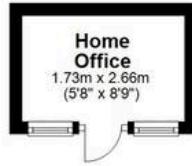
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Ground Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



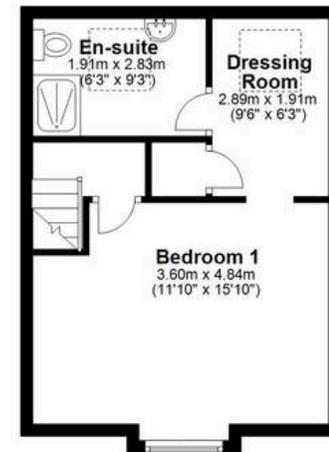
First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Second Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 148.5 sq. metres (1598.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.