

HOME  TRUTHS



Chaucer Close, Eccleston

PR7 5UJ





Sumptuous and stylish four bedroom detached property on a quiet cul de sac in a sought after residential area with over 1200 square feet of accommodation and within easy reach of all village amenities, schools and countryside walks. The resin driveway can accommodate a number of vehicles and leads past the lawn bordered with delightful planting to the detached garage with remotely operated door, and to the main entrance. Step into the welcoming hallway with tiled flooring which runs through much of the ground floor, and with cloakroom comprising panelled walls, wash hand basin on vanity, Geberit toilet system and ladder heated towel rail. The living room benefits from wall mounted feature fireplace and double doors lead through into the heart of the house. With plenty of space for both dining and comfortable furniture, the Eggersman kitchen has quartz work surfaces and integrated appliances by Bosch including induction hob, multi oven, electric oven and grill, microwave, refrigerator, freezer, dishwasher and washing machine. Patio doors open to the delightful, private, west facing garden with Indian stone sun terrace and canopy over for when the eye of heaven is too warm, pond and lawn bordered by exuberant planting making this the ideal place to relax and entertain. Back inside to the first floor, bedrooms one and two have fitted wardrobes by Hammond, and bedrooms three and four are comfortable singles with the latter enjoying life as a home office. The opulent bathroom has fully tiled elevations and flooring, bath, wash hand basin on floating vanity, Geberit floating wc system, and Hansgrohe rainfall mixer shower in walk in cubicle.

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four bedroom detached property
- Cul de sac location
- West facing garden
- Virtual tour
- Garage and ample parking
- Delightful both inside and out



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Floor 1 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1234.86 ft²
114.72 m²

Reduced headroom

12.38 ft²
1.15 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.