



Lichen Close, Charnock Richard

PR7 5TT





Tucked away at the end of a quiet cul de sac in a highly sought after area in the village, Meadowlands is an individual detached property with four double bedrooms and over 2700 square feet of accommodation. The block paviour driveway can accommodate several vehicles and leads past mature hedging and planting to the detached double garage with electrically operated concertina door and the main entrance. Step into the vestibule and from there to the welcoming hallway with luxury vinyl tiled flooring and cloakroom off comprising panelled walls with bench seat, storage, wc and wash hand basin on vanity. To one side is the spacious office which would be equally at home as a study, snug or playroom, whilst to the other is the very well proportioned living room benefiting from a wood burning stove in hearth. To the rear, is the snug with windows to two elevations and vaulted ceiling. Completing the ground floor is the gorgeous heart of the home with plenty of space for both dining and comfortable furniture and with the kitchen comprising a range of wall and base units topped by quartz work surfaces and breakfast bar, Rangemaster six burner range, American style refrigerator, wine chiller, dishwasher, microwave and boiler tap. If you have dogs, or equally muddy children, then potentially the best is yet to come as, leading off, is the boot/utility room with Belfast sink, bespoke dog wash and space, power & plumbing for additional appliances.





Step outside into the south facing garden with large terrace, Indian stone sunset terrace and a sunrise terrace across the good sized lawn bordered by mature planting. This private space is a lovely area in which to relax and entertain. Back inside, stairs lead up to the first floor landing with bedroom one benefiting from en suite comprising mixer shower in cubicle, wash hand basin, wc and bath. There are two further, and even larger double bedrooms with the fourth double bedroom making an excellent guest room. The family bathroom comprises bath, rainfall mixer shower in cubicle, wash hand basin in vanity, wc, ladder heated towel rail and fully tiled flooring and elevations.









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Council Tax band: F

Tenure: Freehold

- Individual detached property
- Cul de sac location
- Four double bedrooms
- Over 2,700 square feet
- Video & virtual tour
- South facing gardens



HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

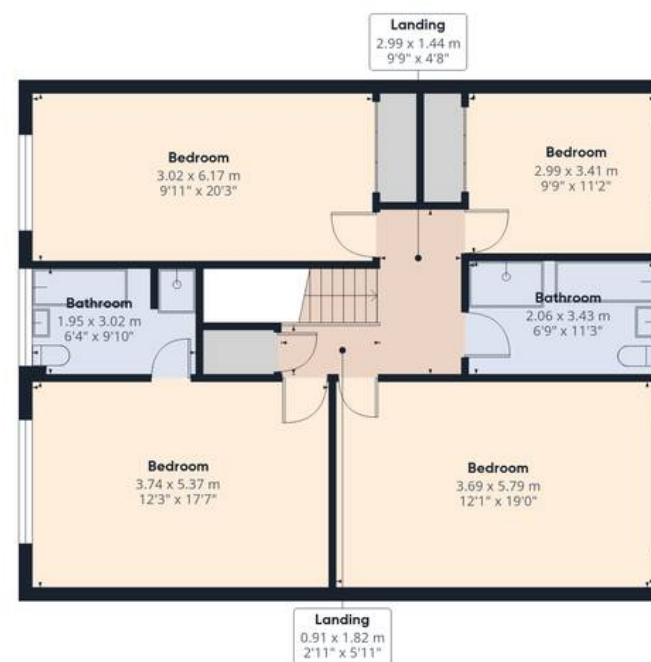
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2

Approximate total area⁽¹⁾

218 m²

2345 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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