

HOME  TRUTHS



Laurel Gardens, Farington Moss

PR26 6DH



Fabulous four bedroom detached property, one of only five on this exclusive and up market development offering in excess of 1700 square feet of sumptuous and elegant accommodation, garage and ample parking in a quiet cul de sac location. Landscaped gardens lead to the block paved driveway, EV charging point, block paved driveway, garage with power & light, and to the main entrance. Step into the welcoming hallway with Karndean flooring and cloakroom off comprising tiled elevations, wc and floating wash hand basin. To the left is the gorgeous, serene living room with panelled walls, whilst to the right is the snug which is currently enjoying life as a study/home office. To the rear, the stunning heart of the home has plenty of space for dining and comfortable furniture with the Stuart Frazer kitchen comprising a range of wall and base units, with central island, topped with quartz work surfaces and breakfast bar. Alongside the larder cupboard with space and power for a coffee maker, are a range of integrated appliances including twin eye level electric ovens and grills, refrigerator, freezer and dishwasher by Bosch plus an induction hob with downdraft extractor. A separate laundry room has space, power and plumbing for additional appliances. Step out through the bifolding doors onto the sun terrace in the well proportioned west facing garden with spacious lawn, courtesy door to the garage, external power and thermally protected external tap.





Back inside, stairs lead up to the first floor landing with access to the loft and airing cupboard. The master bedroom is to the rear and benefits from dressing room with built in wardrobes, and en suite comprising rainfall mixer shower in walk in cubicle, floating wc and wash hand basin and ladder heated towel rail. Bedrooms two and three are equally gorgeous, both with built in wardrobes with bedroom four a comfortable double. The family bathroom comprises a very social double ended free standing bath, rainfall mixer shower in cubicle, wc and floating wash hand basin. With underfloor heating throughout the ground floor powered by an air source heat pump, style and high quality finish from top to bottom, including Porcelanosa tiles in the bathrooms, this is the perfect family home.









Fabulous four bedroom detached property, one of only five on this exclusive development offering in excess of 1700 square feet of sumptuous and elegant accommodation, in a quiet cul de sac location.

Council Tax band: E

- Stunning showhome property
- Exclusive cul de sac development
- Over 1700 square feet of accommodation
- West facing garden
- Video and virtual tour
- Additional plots available



HOME  TRUTHS

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

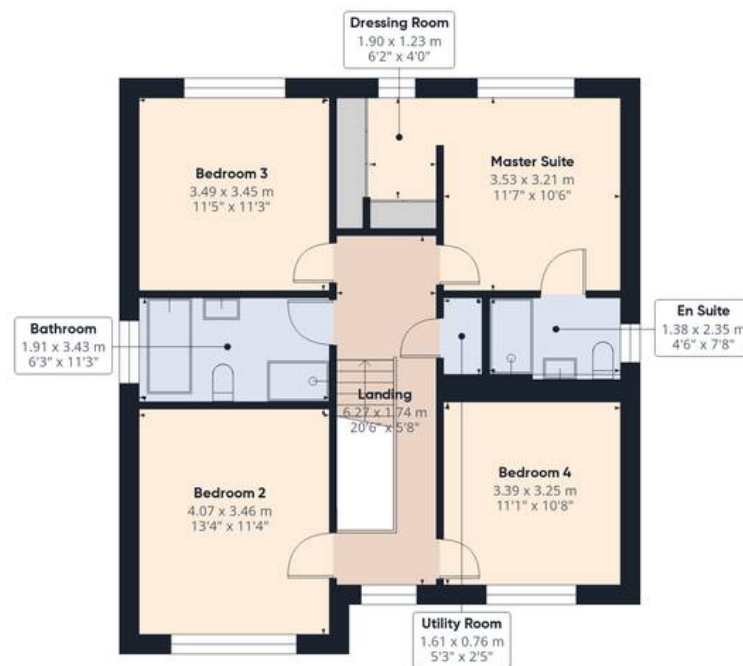
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾

168.6 m²

1814 ft²

Reduced headroom

0.5 m²

5 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.

GIRAFFE360