



Preston Nook, Eccleston, Chorley

Offers Over £874,995

Ben Rose Estate Agents are pleased to present to market this incredible, five-bedroom, self-build property, built by renowned local builders, Reilly Developments. This stunning home, featuring all the modern appliances one could desire and is nestled in an exclusive development of only three bespoke homes. Offered with NO ONWARDS CHAIN, the property is ready for immediate occupancy. Located in the charming village of Eccleston, the home is within walking distance of local shops, cafes, and the highly-regarded St Mary's Primary School, ensuring convenience and a vibrant community feel. Excellent travel links further enhance the appeal, making this an ideal family home.

Upon entering the ground floor, you are greeted by a reception hall showcasing a beautiful oak staircase. The spacious front lounge, with its dual aspect windows, floods the room with natural light, creating a welcoming ambiance. Adjacent is a versatile study room, perfect for remote work or as a quiet retreat. The ground floor also features a conveniently placed WC. The heart of the home is undoubtedly the gorgeous open-plan kitchen/breakfast/family room. This meticulously handcrafted Irish kitchen by Mark Lohan Kitchens exudes contemporary elegance, boasting integrated appliances, a luxurious corner pantry, and a central island with a breakfast bar. The space seamlessly transitions into the garden through bi-folding doors. The family area offers a blank canvas to create a cozy sitting area or social space that blends harmoniously with the kitchen. A convenient utility room, matching the bespoke kitchen, provides internal access to the double garage and the garden.

Ascending to the first floor, the open landing with integrated storage leads to five double bedrooms, each designed with comfort and style in mind. Three of these bedrooms feature private en-suites, offering a touch of luxury, while the master bedroom is further enhanced by a spacious dressing room. A modern four-piece family bathroom serves the remaining bedrooms, ensuring ample facilities for the entire household.

The exterior of the property is equally impressive. The front driveway accommodates two cars and leads to the double integrated garage with an electric door. The secluded rear garden is designed for low maintenance, featuring a patio area and a lawn space, perfect for outdoor relaxation and entertainment.

In summary, this exquisite home offers a blend of modern luxury and practical living in a sought-after location, ready for you to move straight into and enjoy.



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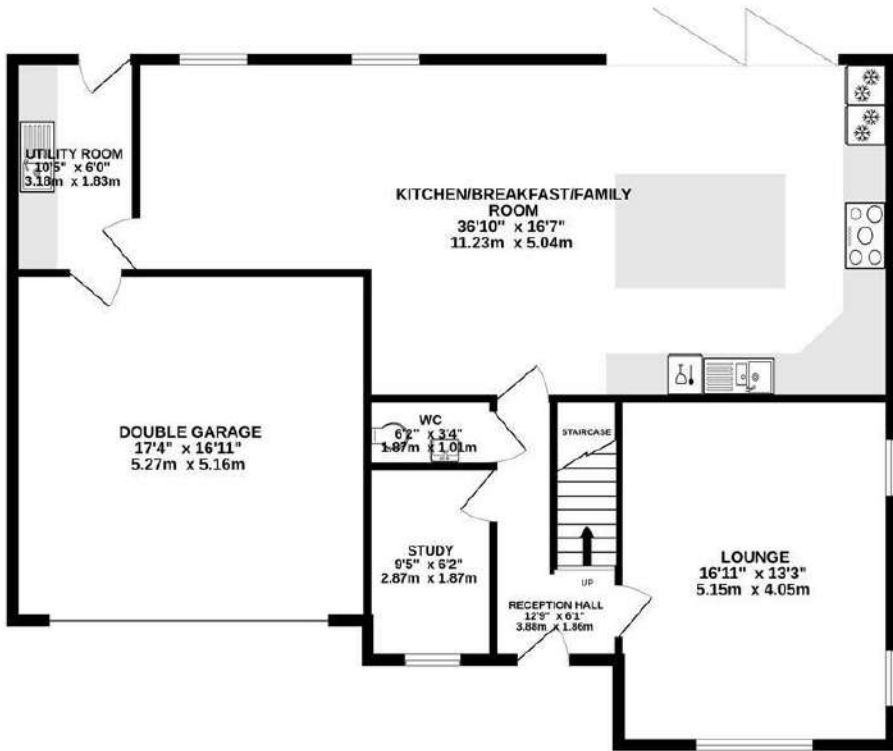




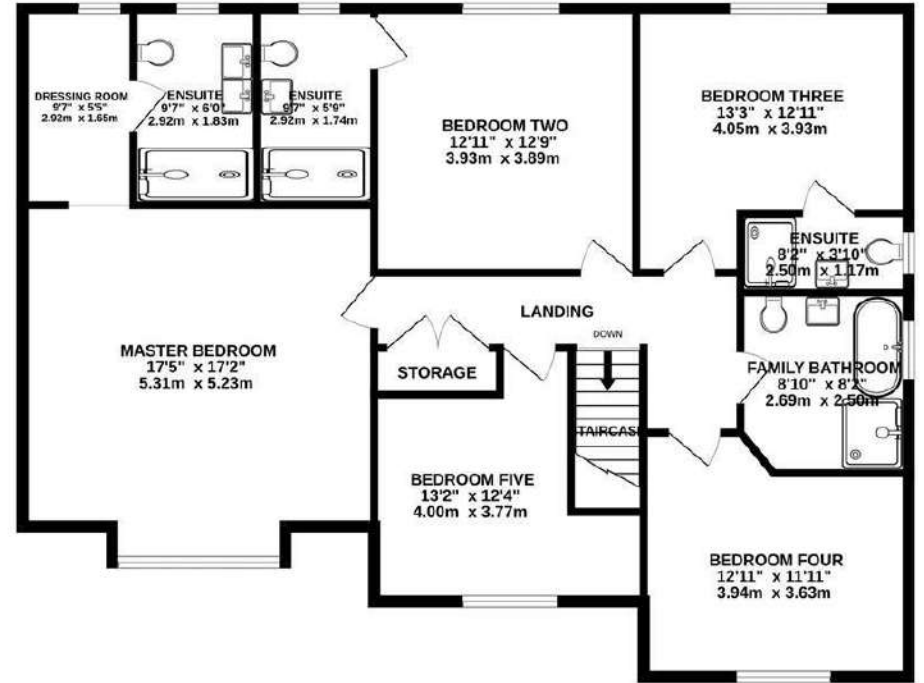




GROUND FLOOR
1276 sq.ft. (118.6 sq.m.) approx.



1ST FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA: 2524 sq.ft. (234.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

