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2 Station Road
Hoghton

- **Five Bedroom Detached Home**
- **3 Reception Rooms**
- **Set on a 1/3 Acre of Land**
- **Breakfast Kitchen**

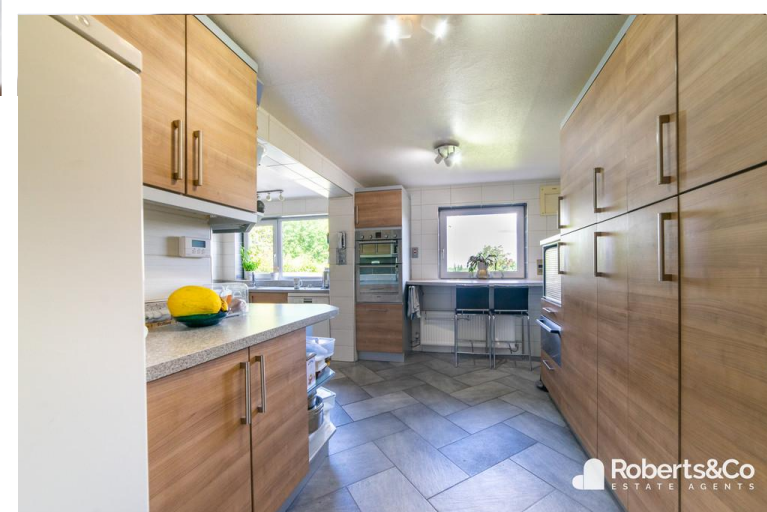
For Sale £675,000
EPC Rating 'TBC'



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Property Description

This beautiful five-bedroom house in the pretty village of Hoghton, is set on a third of an acre of land and has everything a discerning homeowner could dream of.

To the front of the property a large driveway with space for up to five cars, not forgetting the internal garage.

The quality of the home is exceptional. Everything is immaculate.

From the first step over the threshold, we dare you not to be impressed.

There are three reception rooms, the main lounge is flooded with natural light from two large full-length windows and your eyes are drawn to the views of the garden. Taking your breath away and you are encouraged to sit down and take in the beauty of the property and the dream of the life ahead.

The two other reception rooms are to the front and rear of the house, separated by a beautiful feature stain glass wall.

The beautifully designed breakfast kitchen has everything you will need.



The ground floor space is completed by a utility room, tucked away so as to keep the laundry of life and muddy prints confined to one nook, and a downstairs WC.

There are five bedrooms, two with ensuite shower rooms, and a four piece family bathroom. Outside, a large, luscious lawn that almost wraps around the rear of the home, with herbaceous borders, mature trees, shrubs, vegetable beds, a ponds, water features, and a patio area for alfresco dining. Cheers to that!

PORCH

* Hard wood external door * Ceiling light * Tiled flooring *

ENTRANCE HALL

* Hard wood double glazed door * Kardean flooring * Designer central heating radiator * Ceiling spot lights * Under stairs storage *

DOWNSTAIRS CLOAKROOM

* Villeroy and Boch wall hung WC and hand basin * Designer towel radiator * Circular hard wood framed window * Ceiling light * Tiled flooring *

LOUNGE

31' 2" x 12' 1" (9.5m x 3.68m) * 3 UPVC double glazed windows * Large UPVC sliding patio doors * Carpet flooring * 6 Ceiling lights * 3 Central heating radiators * Feature fire place with chimney *

DINING ROOM

15' 7" x 12' 4" (4.75m x 3.76m) * UPVC double glazed boxed bay window * Feature only fire place * Carpet flooring * Ceiling light * Central heating radiator * Beautiful stained glass feature wall *

THIRD RECEPTION

11' 6" x 10' 6" (3.51m x 3.2m) * Tilt turn sliding UPVC doors * Carpet flooring * Ceiling light * Central heating radiator *

KITCHEN

17' 0" x 13' 9" (5.18m x 4.19m) * 2 UPVC double glazed windows * Tiled flooring * 3 Ceiling lights * Range of wall and base units with contrasting work surface * Integrated five ring ceramic hob * Extractor hood * Extractor fan * Bosch double oven/ grill * Free standing larder fridge * Space and plumbing for dishwasher * 2 Larder cupboards * Breakfast bar with kitchen seating *

UTILITY ROOM

15' 8" x 5' 1" (4.78m x 1.55m) * UPVC external door * Range of wall and base units * Space and plumbing





for washing machine and tumble dryer * Stainless steel sink * Space for free standing freezer * Wall mounted Worcester boiler * Door to garage *

LANDING

* Carpet flooring * Light tunnel * 2 Built in storage cupboards *

BEDROOM ONE

18' 8" x 12' 10" (5.69m x 3.91m) * UPVC double glazed window * Carpet flooring * Wall lights * 2 Designer radiators * Fitted bedroom furniture * Ensuite *

ENSUITE SHOWER ROOM

* UPVC double glazed window * Walk in shower wet room style * WC * Bidet * Wash hand basin vanity unit * Luxury fittings * Designer towel radiator * Frosted glass door *

BEDROOM TWO

13' 11" x 12' 6" (4.24m x 3.81m) * UPVC double glazed window * Carpet flooring * Ceiling spot lights * Central heating radiator * Fitted bedroom furniture * Ensuite *

ENSUITE

* Velux window * Shower cubicle/ half bath * Vanity sink unit * WC * Central heating radiator *



BEDROOM THREE

12' 10" x 12' 10" (3.91m x 3.91m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating radiator * Fitted bedroom furniture with pull down bed *

BEDROOM FOUR

11' 5" x 10' 11" (3.48m x 3.33m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating designer radiator *

BEDROOM FIVE

10' 11" x 7' 10" (3.33m x 2.39m) * UPVC double glazed window * Carpet flooring * Ceiling light * Central heating designer radiator * Fitted wardrobes *



FAMILY BATHROOM

13' 1" x 7' 10" (3.99m x 2.39m) * Velux window * Designer Villeroy and Boch bath tub * Villeroy and Boch WC and hand basin * Wet room style walk in shower * Ceiling spot lights * Fully tiled *

OUTSIDE

* Sits in approximately 1/3 acre * Driveway to the front * Laid lawn to side and rear * Mature borders and shrubs * Pond * Always a sunny part *





INTEGRAL GARAGE

20' 11" x 12' 10" (6.38m x 3.91m) * Electric up and over door * Good sized double garage * Power and electricity *

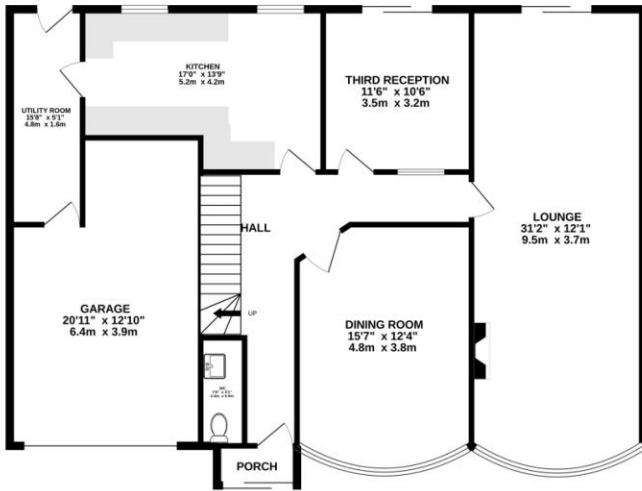
We are informed this property is Council Tax Band F
For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

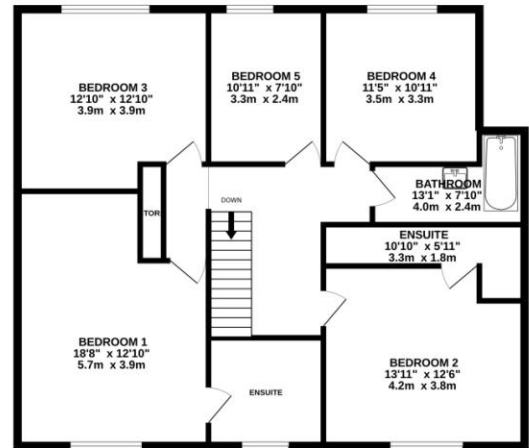
Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



GROUND FLOOR
1436 sq.ft. (133.4 sq.m.) approx.



1ST FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 2512 sq.ft. (233.4 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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