

GUILDHALL

SALES & LETTINGS



4 The Rushes

Little Eccleston, Preston, PR3 0BZ

Offers Over £875,000



****An Exceptional Contemporary Family Home with Striking Design and Beautiful Outdoor Living****

This outstanding architecturally designed residence offers an impressive blend of contemporary style, generous proportions and seamless indoor - outdoor living, creating a truly exceptional family home.

At the heart of the property is a spectacular open-plan kitchen, dining and living space extending over 49ft, designed for both everyday living and entertaining. The bespoke kitchen features sleek cabinetry, integrated appliances and a large central island with seating, forming a natural gathering point. Floor-to-ceiling glazing runs the length of the room, flooding the interior with natural light and providing views across the landscaped garden.

The living area offers a refined yet comfortable setting, with wide sliding doors opening directly to the rear. Outside, a covered terrace provides the perfect space for year round entertaining, complemented by a contemporary landscaped garden with sculptural planting, a decked seating area and an outdoor cooking space. The first floor hosts well proportioned bedrooms, including an impressive principal suite with fitted wardrobes and a stylish four piece en-suite. Additional bedrooms are generously sized and all boasting access to a three piece en-suite shower room, offering ideal accommodation for families or guests.

Further benefits include a spacious entrance hall, utility and cloakroom, excellent storage throughout, and a substantial double garage. Combining bold modern architecture with thoughtful design and exceptional living space, this remarkable home offers a rare opportunity to acquire a distinctive property perfectly suited to modern family life and elegant entertaining.



Ground Floor

Kitchen / Lounge / Dining Room 49'3 x 41'10 (15.01m x 12.75m)

Plant Room 6'6 x 5'9 (1.98m x 1.75m)

Wash Room 6'6 x 5'9 (1.98m x 1.75m)

Utility Room 6'1 x 4'9 (1.85m x 1.45m)

Ground Floor WC 6'6 x 4'8 (1.98m x 1.42m)

Cloakroom 4'8 x 4'8 (1.42m x 1.42m)

Double Garage 17'9 x 17'1 (5.41m x 5.21m)

First Floor

Balcony (Landing) 10'6 x 5'11 (3.20m x 1.80m)

Bedroom One 13'11 x 13'11 (4.24m x 4.24m)

Balcony 14'1 x 6'8 (4.29m x 2.03m)

En Suite 10'8 x 9'2 (3.25m x 2.79m)

Bedroom Two 17'3 x 13'3 (5.26m x 4.04m)

En Suite 13'1 x 4'10 (3.99m x 1.47m)

Bedroom Three 17'11 x 13'1 (5.46m x 3.99m)

En Suite 9'1 x 2'11 (2.77m x 0.89m)

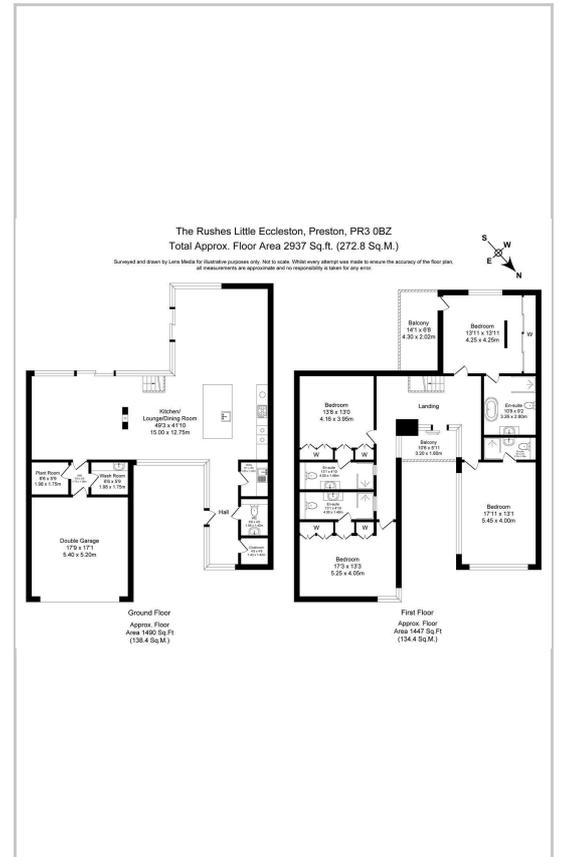
Bedroom Four 13'8 x 13'0 (4.17m x 3.96m)

En Suite 13'1 x 4'10 (3.99m x 1.47m)

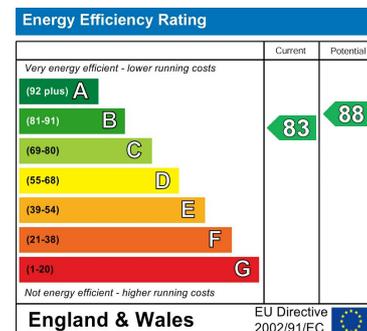
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>