



PILKINGTON ESTATES  
PROFESSIONAL PROPERTY CONSULTANTS



## Erlstoke Close, PL6

### Offers Over: £260,000

Located in the desirable area of Egguckland is this stunning three-bedroom family home. The home offers a unique layout that has been altered and configured to create versatility and flexibility and is sure to suit a growing family. The entrance level comprises an exquisite open plan fully fitted kitchen /dining room which has been recently fitted by the current owners.

Stairs lead down to the full width living room with a log burner positioned centrally between two large windows. Furthermore, this home boasts three double bedrooms set over two levels which has been decorated to an equally impressive standard, with a master en suite and separate Wc on offer. The family bathroom on the lower level has been recently fitted and has been finished to a modern standard. The garden to the rear has been laid to patio and provides ample space for outdoor entertaining whilst also providing access to the basement which offers further development opportunities. This family home is complete with off-street parking to the front aspect. EPC: D.

## Rooms

**Entrance Porch** Vinyl flooring, double glazed door.

**Kitchen / Diner** Laminate flooring, wall & base units, integrated double oven with induction hob and extractor fan above, sink & draining unit, integrated dishwasher, space and plumbing for washer / dryer, ample space for dining furniture, double glazed window to front aspect.

**Living Room** Laminate flooring, wall mounted radiator, double glazed window x 2 to rear aspect, wood burner, Tv point.

**Landing** Carpet flooring, access to two of the three bedrooms.

**Wc** Vinyl flooring, low level Wc with sink above.

**Bedroom Three** Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

**Bedroom Two** Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

**Bedroom One** Carpet flooring, wall mounted radiator, access to en suite, double glazed window to side aspect.

**En Suite** Vinyl flooring, low level Wc, wash hand basin with mixer taps, shower cubicle with shower.

**Bathroom** Vinyl flooring, low level Wc, wall mounted towel rail, bath with mixer taps and shower above with shower screen.





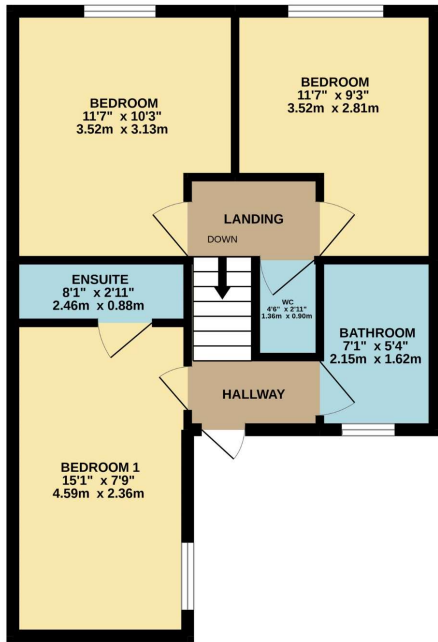
**Exterior** To the front the property benefits from a driveway. To the rear the garden backs onto woodlands, meaning the space is enclosed and relatively private. It has been laid mainly to patio resulting in a low maintenance garden space.

**Charges**

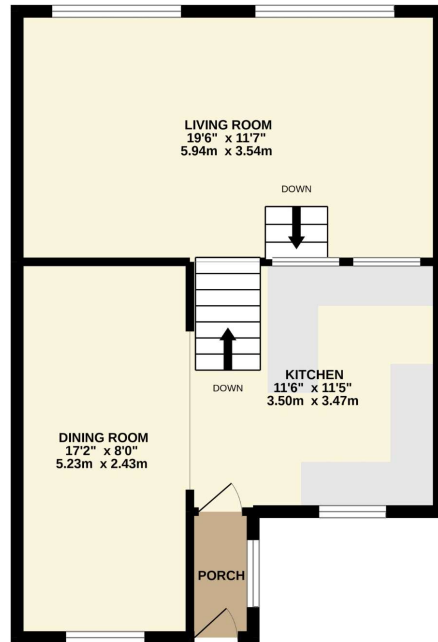
Council Tax Band:



GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



ENTRANCE FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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