



The Oaks

Central Avenue, Eccleston Park, Prescot, Merseyside

Price on Application

Reeds Rains are privileged to offer for sale this individually designed executive 3 storey, 5 bedroom detached property situated in Eccleston Parks most prestigious avenues. Close to all local amenities including schools, towns, leisure facilities, public transport routes and motorway links. Accommodation of this prestige property briefly comprises of grand entrance hall, downstairs cloaks, lounge, dining room, open plan kitchen/family room, utility, 5 bedrooms with en suite shower room to the master bedroom and family bathroom with 4 piece designer suite with free standing bath, further en-suite bathroom. The property has been uniquely designed and boasts underfloor heating, multi room audio system with ceiling speakers and state of the art security system, intelligent lighting, heat recovery/air purification system and central vacuum. Finished to a very high standard, this magnificent family home must be viewed to be appreciated.

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Entrance Hallway

Minstral Gallery Central staircase with balustrade and newel posts in solid oak with toughened glass panels to either side. Oak wood flooring. Oak doors with glass panels providing access to the kitchen/family room. Low level insert mood lighting to the lower walls.

Cloakroom

The cloakroom provides shelving and hanging space via a modern range of fitted wardrobes. Oak flooring. Underfloor heating. Door to wc.

Cloakroom/WC

Fitted with a contemporary white suite comprising of low level slimline wc, wall mounted wash hand basin and chrome towel rail. Wall mounted chrome mixer tap. Part tiled walls. Oak flooring. Underfloor heating. Opaque window to side aspect.

Lounge 23'8" x 14'3"

Round bay window to front aspect. Feature stone fireplace housing a living flame gas fire with inset LED lighting. The room is fitted with a ceiling recessed projector with a six foot screen and ceiling speakers controlled by a multi room audio keypad. Oak flooring. Underfloor heating.

Dining Room 19'6" x 12'9"

2 double glazed windows to front aspect. Oak flooring with underfloor heating. Ceiling speakers controlled by multi room audio keypad.

Kitchen / Family Room 34'1" x 25'11"

Individually styled kitchen fitted with a range of high quality wall and base units in black gloss with solid walnut work surfaces and incorporating a stainless steel sink unit with mixer tap. Integral appliances include a halogen hob, touch control oven and unique chandelier style extractor fan operated by remote control. Built in microwave and coffee machine. Built in ceiling speakers controlled by a multi room audio keypad. Polished porcelain flooring. Underfloor heating. Inset ceiling spotlights. Oak door to utility.

The family room and dining areas have polished porcelain flooring with underfloor heating. Remote control recessed fire in a modern design. 50 inch wall mounted plasma television with inset ceiling speakers controlled by multi room audio keypad. Fitted for wall lights. Inset ceiling spotlights. 3 x double glazed remote control velux windows. Concertina style doors slide to give direct access to the decking area and rear garden.

Utility Room

Fitted with high quality units. Plumbed for automatic washing machine and tumble dryer. Polished porcelain floor and underfloor heating.

Landing

Feature solid oak staircase and balustrade with toughened glass sides. Oak flooring. Large double glazed feature window to front aspect and double glazed window to rear. Oak doors giving access to all rooms.

Bedroom 2 23'8" x 14'3"

Double glazed round bay window to front aspect. Ceiling speakers controlled via a Multi room audio keypad. Opening to dressing room area with large built in wardrobes. Oak door giving access to en suite shower room. Two central heating radiators.

En Suite Shower Room 9'8" x 6'0"

Double glazed window to side aspect. Fitted with a 3 piece suite comprising step in shower cubicle, wall mounted wash basin with chrome mixer tap and low level wc. Chrome towel rail. Tiled walls. Tiled floor. Underfloor heating.

Bedroom 3 16'10" x 12'11"

Two double glazed windows to front aspect. Double room fitted with high quality fitted wardrobes with glass sliding doors. Central heating radiator.

Bedroom 4 13'0" x 11'0"

Double glazed window to rear aspect. Central heating radiator.

Bedroom 5 16'3" x 11'11"

Double glazed window to rear aspect. Fitted with high quality wardrobes with glass sliding doors. Inset ceiling speakers controlled via a multi room audio keypad. Central heating radiator.

Bathroom 12'5" x 8'8"

Large and luxurious family bathroom fitted with a 4 piece white suite comprising of free standing oval shaped bath with chrome mixer taps controlled via a chrome wall mounted hot and cold controls, wall hung low level wc, wash hand basin with chrome inset wall mounted mixer tap. Infinity mirror. Ceramic slab tiled walls and floor. Inset ceiling down-lighters.

The bathroom also consists of a large double walk in shower cubicle with wall mounted chrome over sized shower head and inset chrome hot and cold controls. Spiral wall mounted chrome heated towel rail. Inset speakers to the ceiling controlled via a Multi room keypad. Underfloor heating.

2nd Floor Landing

Double glazed window to rear aspect. Oak flooring. Oak door giving access to master bedroom.

Master Bedroom 28'6" x 18'0"

This luxurious master bedroom has four double glazed velux windows with remote control open/close facility and remote control black out blinds. Wall mounted 42 inch plasma screen television with inset speakers to the ceiling controlled via a multi room audio keypad. His and Hers dressing rooms both fitted with high quality wardrobes with glass sliding doors. Oak door giving access to the en suite.

En Suite Bathroom

Double glazed window to front aspect. Fitted with a six piece white suite comprising free standing bath with mixer tap and wall mounted chrome hot and cold controls, double ceramic wash hand basins inset on oak plinths with wall mounted chrome mixer taps with vanity mirrors and lighting. Double step in shower cubicle with wall mounted over sized shower head and inset wall mounted chrome hot and cold controls. Tiled walls and tiled floor. Heated towel rail. Underfloor heating and ceiling speakers controlled via Multi room audio keypad.

Exterior

At the front of the property is a low maintenance block paved driveway providing secure and ample off road parking for several vehicles with intercom electronic entrance gates. Attached garage with power and lighting and electric remote controlled door.

At the rear of the property is a raised decked terrace surrounded by clear glass spindled balustrade. Overlooking a garden laid mainly to lawn with well stocked shrub displays.

Reeds Rains

The Estate Agent

www.reedsrains.co.uk

