



THE HOLLIES

EASTERGATE LANE | EASTERGATE | PO20 3SJ



THE HOLLIES

EASTERGATE LANE, EASTERGATE, PO20 3SJ

- Architect Designed Home
- Approximately 2,808 Sq Ft
- 4 Double Bedrooms
- 3 En Suite Bedrooms
- Underfloor Heating Throughout
- Kitchen Family Dining Room
- Double Garage & Parking
- Semi Rural Location
- No Onward Chain

The Hollies is an exceptional architecturally designed single-storey residence extending to approximately 2,808 sq ft, including the garage. Occupying a generous plot in a semi-rural location, the property enjoys a peaceful setting whilst remaining conveniently close to local amenities.

Designed with both style and practicality in mind, the accommodation is centred around an impressive kitchen/family/dining room, creating a superb space for modern living and entertaining. Further accommodation includes a utility room, office and four double bedrooms, three of which benefit from en-suite facilities. There is also a family shower room and a guest cloakroom. Underfloor heating runs throughout the property, enhancing both comfort and efficiency.

A large double garage provides excellent storage and is complemented by a useful room above, offering further versatility.

Outside, the beautifully landscaped gardens feature a porcelain tiled terrace, ideal for alfresco dining and entertaining, while to the front a gated gravel driveway provides ample parking for several vehicles.

The property is offered for sale with no onward chain.



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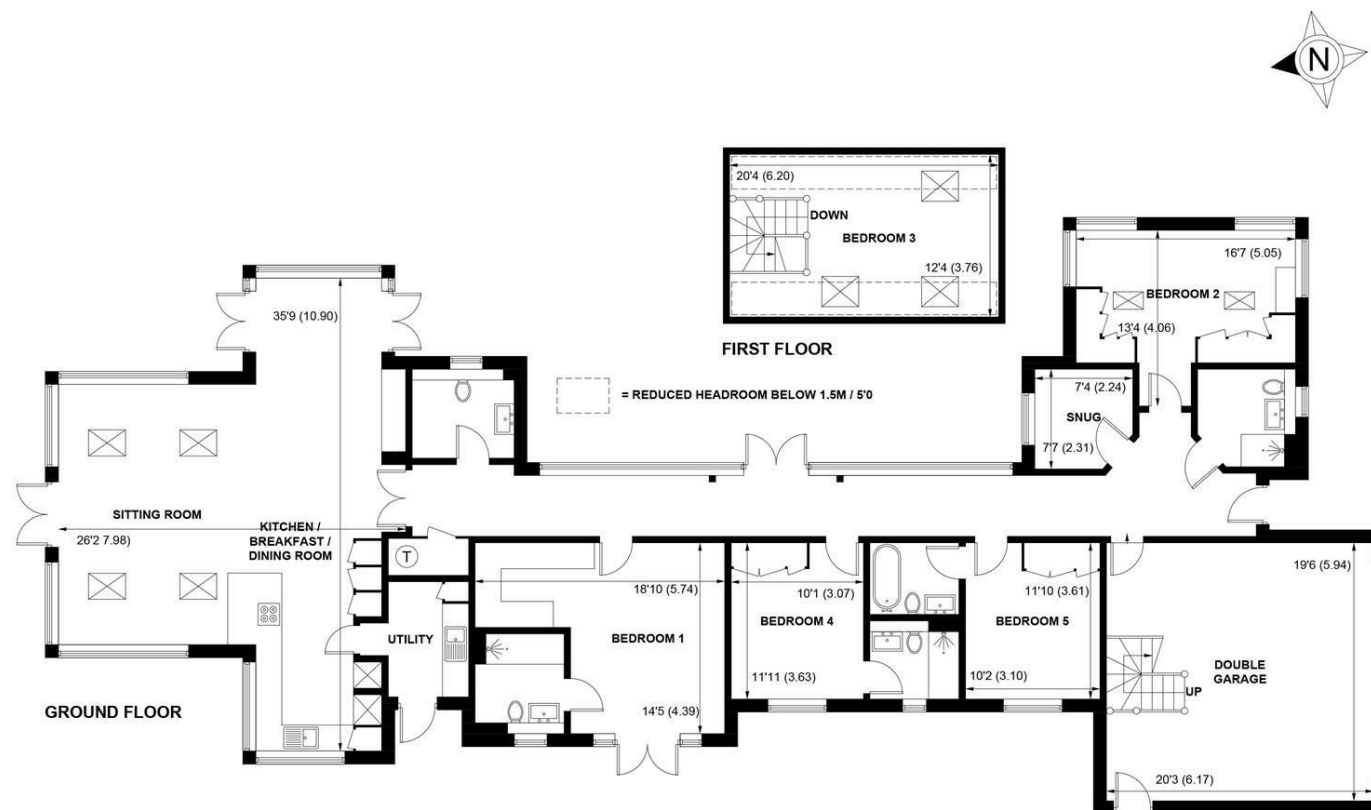
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EPC Band - Current - C Potential - B

Council Tax Band New Build



APPROXIMATE GROSS INTERNAL AREA = 2736 SQ FT / 254.2 SQ M
(INCLUDING DOUBLE GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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