



Mavis Drive, Coppull

PR7 5AF

 £230,000



A stylish and spacious property with stunning reception rooms, three double bedrooms, plenty of parking and west facing garden with workshop.

To the front the tarmac driveway can accommodate several vehicles with gated access through the walls topped with wrought iron railings. Step into the welcoming hallway and from there into reception two with wooden flooring and plenty of space for both dining and comfortable furniture with the multifuel stove as a focus. Reception one is to the rear with vaulted ceiling and bifold doors opening to the garden. Leading off is the ground floor bathroom with wash hand basin, wc and walk in mixer shower. The kitchen comprises a range of wall and base units with electric oven, gas hob and space, power and plumbing for appliances. Just outside the outhouse makes a first class utility room with a separate entrance and with plumbing and power for additional appliances. Externally the property is designed for relaxation and entertainment with decking and terrace giving way to the lawn. The enormous workshop has power and light and would make an excellent home office for those who like a short walk to work. Back inside to the first floor are two double bedrooms, the smaller of which houses the Vaillant combi boiler, a separate dressing area and bathroom comprising bath with electric shower over, wc, wash hand basin and ladder heated towel rail. Stairs lead to the second floor where the bedroom benefits from en suite comprising p shaped bath with electric shower over, wc and wash hand basin.



A stylish and spacious property with stunning reception rooms, three double bedrooms, plenty of parking and west facing garden with workshop. Close to all village amenities, primary transport routes and excellent schools this fabulous family home has over 1900 square feet on offer.

Council Tax band: A

Tenure: Freehold

- Striking extended property
- Two large reception rooms
- Over 1900 square feet in total
- Video tour
- Large workshop



HOME  TRUTHS

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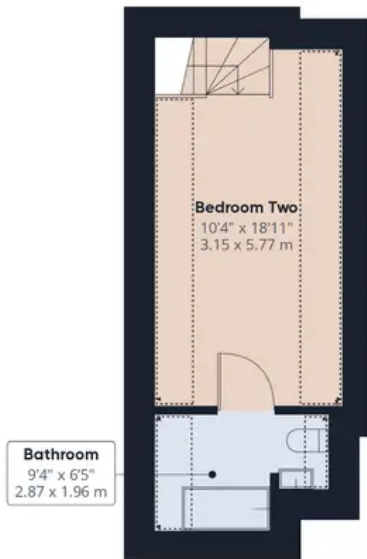




Floor 1 Building 1



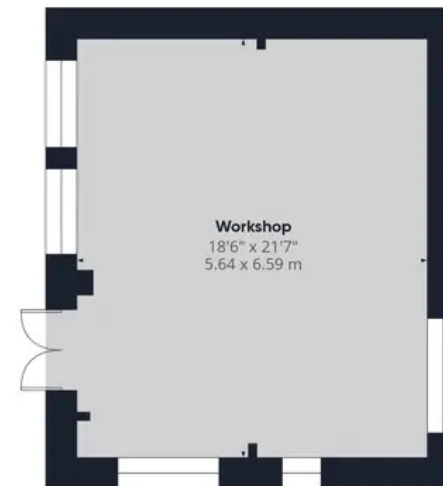
Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2



Floor 1 Building 3

Approximate total area⁽¹⁾

1932.57 ft²

179.54 m²

Reduced headroom

90.49 ft²

8.41 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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