

HOME  TRUTHS



Almond Drive, Coppull

PR7 4AZ

In Excess of **£395,000**





Fabulous, extended four double bedroom detached property on a quiet cul de sac within easy reach of village and town centre amenities, the lovely Yarrow Valley and local schools. Offering almost 1600 square feet of stylish accommodation this is a perfect place to call home.

The tarmac driveway can accommodate two vehicles and leads past the lawn to the main entrance. Step into the hallway with cloakroom off comprising wash hand basin on vanity and wc.

The bay fronted living room has gas fire in stone hearth and, to the rear, the heart of the house has porcelain tiled flooring with patio doors to the rear garden, and plenty of space for both dining and comfortable furniture. The kitchen comprises a range of wall and base units with central island and breakfast bar and integrated appliances including oven and grill, multi oven, five burner gas hob, full height refrigerator and freezer, washing machine and dishwasher.

Double doors open to The Williams Arms, one of the most sophisticated home entertainment rooms we have seen with porcelain tiled flooring, bespoke bar with wine coolers and media wall.



Step outside into the private rear garden which, with a lazy lawn means that you don't have to worry about mowing and can relax and entertain with friends and family.

Back inside, stairs lead to the first floor landing with the master bedroom having a delightful, vaulted ceiling and en suite comprising mixer shower in cubicle, wc and wash hand basin. Bedroom two has fitted wardrobes with bedrooms three and four being to the rear. The family bathroom comprises tiled elevations, bath with screen and rainfall mixer shower over, wc and wash hand basin.

This spacious and stylish property is a first class family home so do give us a call to arrange a viewing and make it yours. Council tax D, EPC to follow, Leasehold.



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Coppull Branch

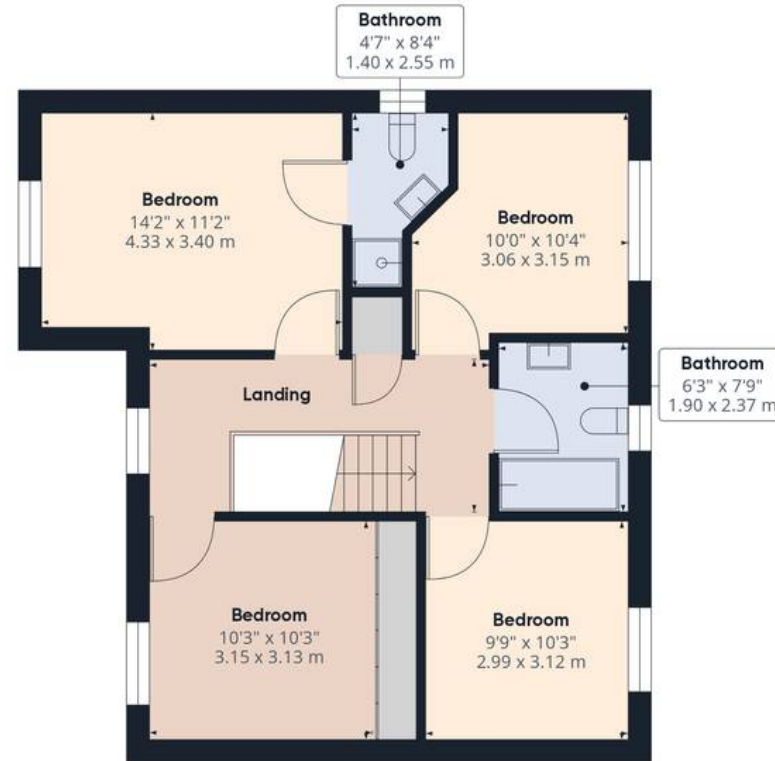
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1590.04 ft²
147.72 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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