



55 Coppice Road, Willaston

£500,000 Freehold



Stunning Kitchen-Family Hub – Granite worktops, breakfast bar, integrated appliances, and a relaxed seating area – perfect for modern living • Bright, Inviting Lounge – Generous space with feature fireplace and sliding doors to the garden • Versatile Living Space – Separate dining room and private home office for work, play, or entertaining • Four True Doubles – Spacious bedrooms throughout, including master with en-suite and built-in storage • Sun-Soaked South-Facing Garden – Patio, lawn, mature trees, greenhouse, and shed – your private outdoor haven • Driveway & Garage – Parking for several cars plus a large garage with internal access



Rarely does a home on the highly regarded Coppice Road become available, and this spacious, non-estate detached property in the heart of Willaston village is a standout opportunity for families seeking both space and setting. Set back from the road with generous parking and a large garage, this beautifully presented four-bedroom home offers versatile living accommodation and a south-facing garden.

A welcoming entrance hallway, finished with high-quality Karndean flooring, sets the tone for the rest of the house and leads into a bright, spacious lounge. This relaxing space features a gas fire set in a marble hearth with wooden surround, and sliding patio doors open out onto the rear patio, creating an easy flow between indoor and outdoor living.

A separate dining room offers a more formal space for entertaining or family meals, while a useful understairs cupboard provides valuable hidden storage. This room also boasts sliding doors opening onto the patio in the rear garden.

The heart of the home lies in the impressive kitchen and family room. Designed for modern living, this open-plan space features granite worktops with matching upstands, oak base units with contrasting shaker-style wall cabinets, and a useful breakfast bar for casual dining. Integrated appliances include a dishwasher, fridge freezer, double oven with combination microwave, and a five-ring gas hob. The family area offers a comfortable spot for relaxing, making this an ideal place to cook, dine, and unwind together, again also showing off Karndean flooring.

A separate utility room provides plumbing for a washing machine, space for a dryer, and internal access to the large garage. There's also a convenient downstairs WC.

For those working from home or in need of a quiet retreat, a dedicated office completes the ground floor.

Upstairs, the generous master bedroom includes a built-in storage cupboard with hanging rails and benefits from its own en-suite shower room. Bedrooms two, three, and four are all true doubles, with bedroom four currently used as a hobby room (model train setup will be removed prior to sale). The family bathroom features a bath with mains-fed shower over, WC, and Karndean flooring.

The property is fully double glazed and benefits from gas central heating throughout, offering comfort and efficiency in all seasons.

Outside, the south-facing rear garden is a real highlight – private and well-maintained, with a patio area, lawn, mature shrubs and trees, a greenhouse, and an attached shed. It's the perfect outdoor space for entertaining, gardening, or simply enjoying the sunshine.

To the front, a large driveway provides off-road parking for several vehicles, and the integral garage features an up-and-over door with internal access to the home.

This substantial family home combines comfort, space, and practicality in a desirable village location. Early viewing is highly recommended to fully appreciate all it has to offer.



Rarely available detached family home in Willaston village. Spacious 4-bed with modern kitchen, south-facing garden, garage, and office space. Ideal for families seeking comfort and convenience.

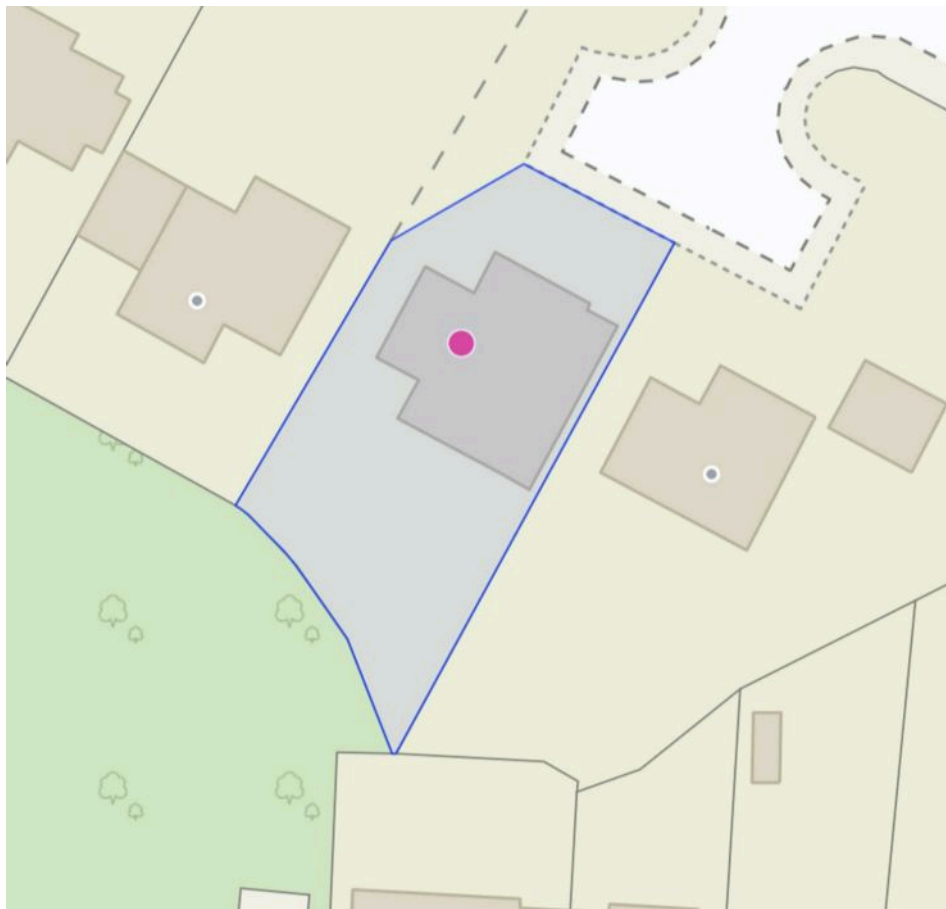
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

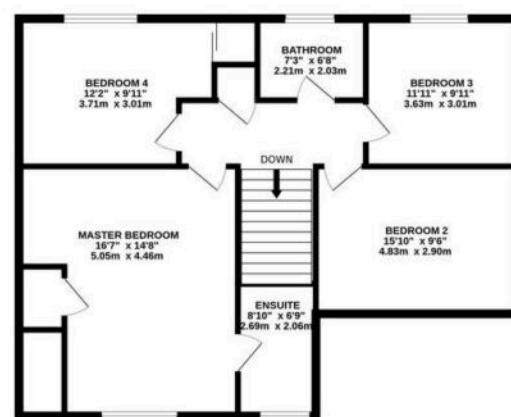
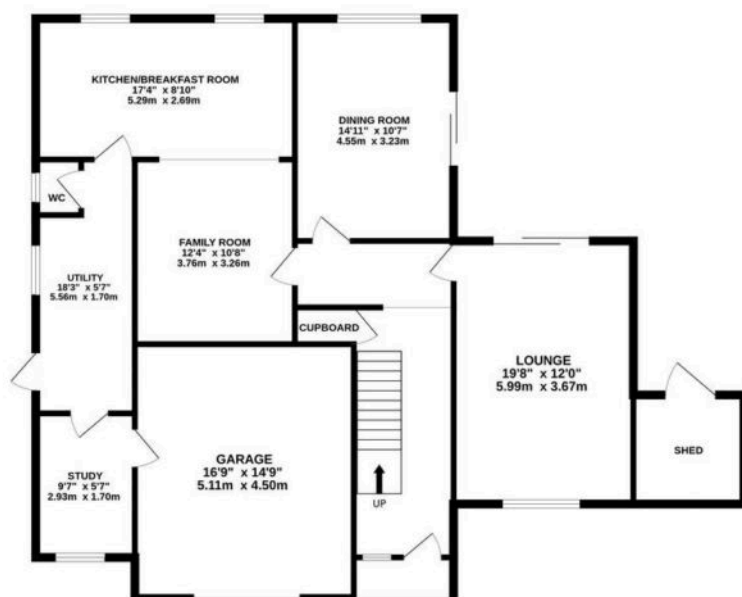
EPC Environmental Impact Rating:





GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.

1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.4 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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