

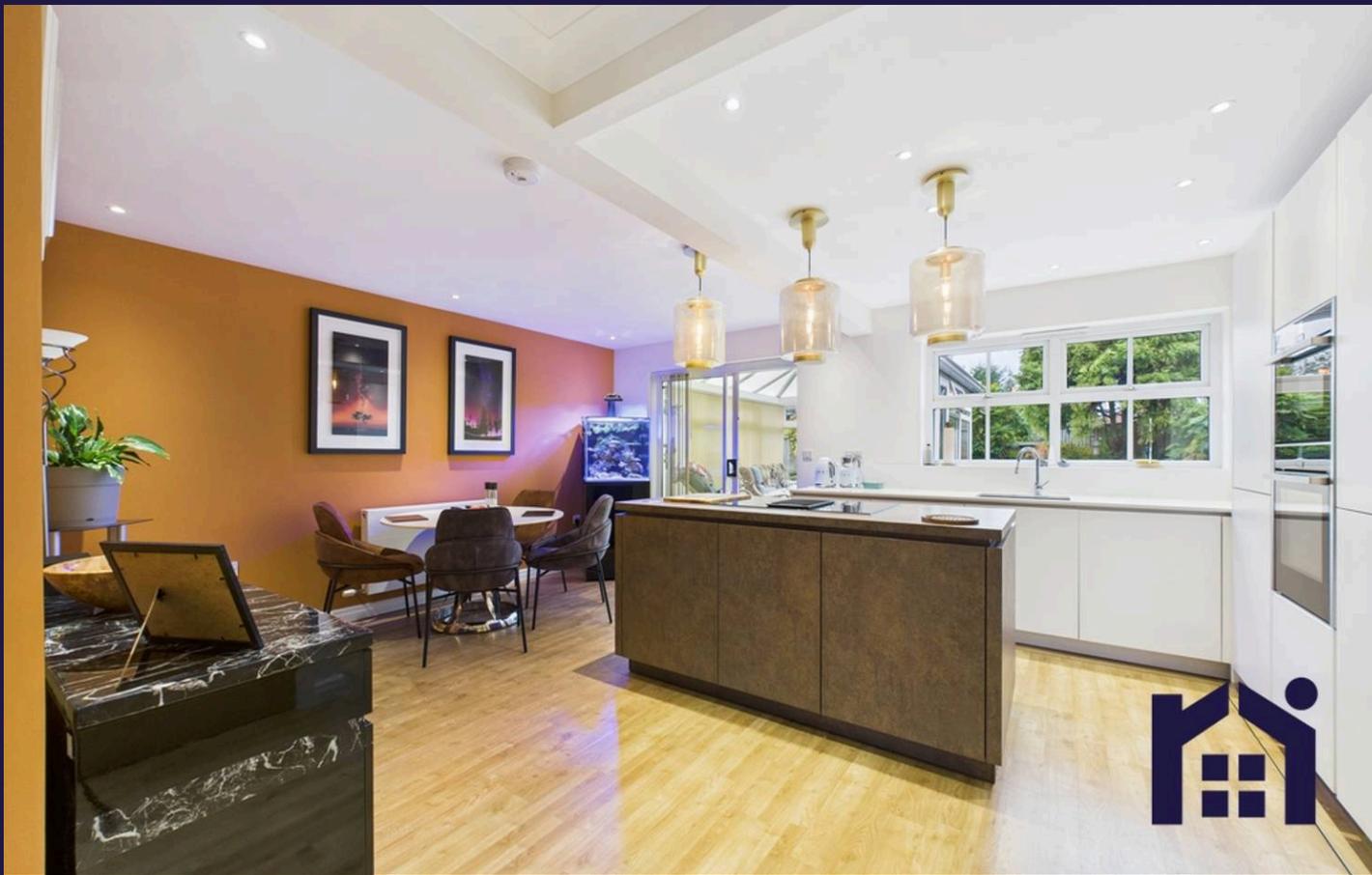
HOME  TRUTHS



Poplar Drive, Coppull

PR7 4LS





Lovely four bedroom detached property on a corner plot opposite a wildlife area in a popular and sought after location within easy reach of schools and amenities. Offering c 1400 square feet of accommodation this is a first class family home. The block paved driveway can accommodate two vehicles and leads past a mature cherry tree and beautifully planted borders to the garage, EV charging point and main entrance. Step into the welcoming hallway with Karndean flooring, that runs through much of the ground floor, and cloakroom off comprising wc and wash hand basin. Double doors open to the spacious living room with bay window and feature, remote controlled electric fire. The heart of the home has plenty of room for both dining and comfortable furniture with the Alno kitchen comprising a range of wall and base units with central island, quartz work surface and drainer, induction hob with downdraft extractor & double electric oven and grill by Neff, refrigerator and freezer. A separate utility room offers more storage and space, power & plumbing for additional appliances. Completing the ground floor, the comfortable conservatory overlooks the gorgeous and private garden with terraces bordered by mature planting including Japanese conifers, acer, wisteria and climbing hydrangea making this an embracing and relaxing outside space. To the first floor, bedroom one benefits from fitted wardrobes and en suite comprising rainfall mixer shower in cubicle, wash hand basin and wc in vanity, and ladder heated towel rail. Bedroom two is also a double with bedrooms three and four being very comfortable singles. The family bathroom comprises linoleum tile effect flooring, tiled elevations, bath with screen and shower attachment, wash hand basin, wc and ladder heated towel rail.

Lovely four bedroom detached property on a corner plot opposite a wildlife area in a popular location within easy reach of schools and amenities. C 1400 square feet and a first class family home Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four bedroom detached property
- High end contemporary open plan kitchen
- Cul de sac location
- c 1400 square feet
- Virtual tour
- EV charging point

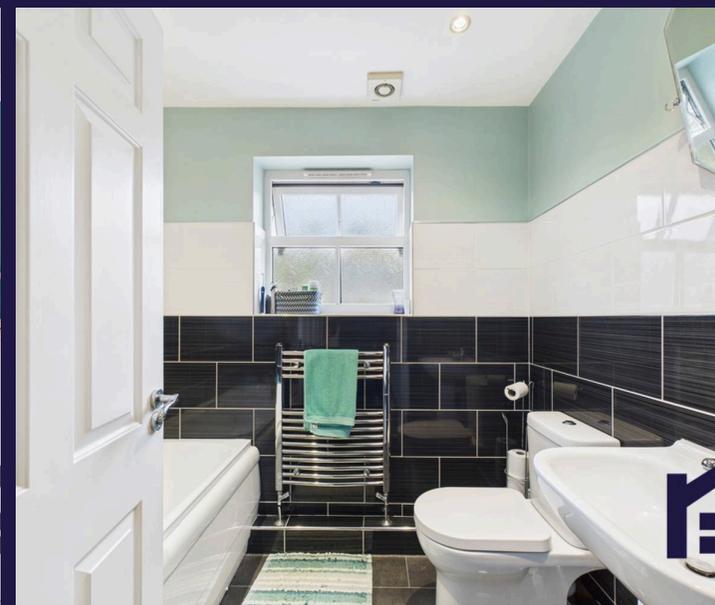


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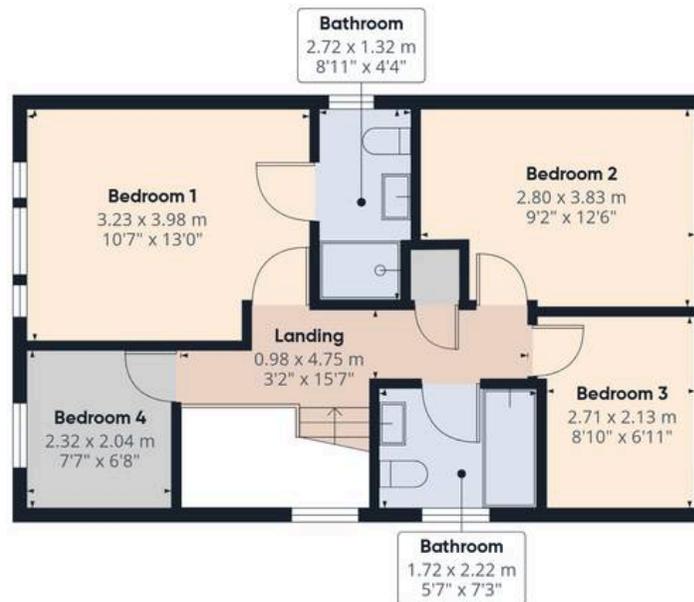
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Floor 1



Floor 2

Approximate total area⁽¹⁾

128.6 m²

1385 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360