



Connells

Church Lane Drive
Coulson



Occupying an elevated plot and enjoying pleasant views from the front aspect this modernised detached home boasts calming neutral decor throughout and quality fixtures and fittings.

As you make your way into the home the hallway is bright and inviting. The entrance porch opens to the sitting room which exudes charm and comfort offering ample room for placement of furniture so that you can style to taste.

The kitchen is a culinary haven which has been refitted with high gloss cabinetry into which appliances are integrated for you, solid wood work top space to prepare meals and butler sink. The open plan family area and dining space is ideal for family gatherings and for those that enjoy entertaining.

The home unfolds to reveal three generously sized double bedrooms, bedroom one boasts a dual aspect and a refitted bathroom which is a sumptuous retreat with high quality fittings including a double ended bath with claw feet and a separate shower cubicle.

There is also a utility / cloak room which has built in storage and space to house laundry appliances.

The rear garden is a particular feature, stocked with a plethora of shrubs, plants and trees. There is large patio entertaining space and a raised expanse of lawn accessed via steps. Within the garden there is a well-equipped bespoke studio with three separate working areas which are serviced by a kitchen and W.C.

The frontage is relatively low maintenance and there is detached garage with power.



Entrance Porch

10' 9" x 3' 6" (3.28m x 1.07m)

Sitting Room

14' 9" x 12' 5" (4.50m x 3.78m)

Inner Hallway

Kitchen / Dining & Family Room

22' 1" x 16' Max (6.73m x 4.88m Max)

Utility / Cloakroom

7' 4" x 6' 1" (2.24m x 1.85m)

Bedroom One

14' 11" x 10' 10" (4.55m x 3.30m)

Bedroom Two

15' 4" x 7' 7" (4.67m x 2.31m)

Bedroom Three

11' 10" Max x 9' 5" (3.61m Max x 2.87m)

Bath & Shower Room

9' 9" x 8' 9" (2.97m x 2.67m)

Outside

Rear Garden

Detached Garage

15' x 8' 3" (4.57m x 2.51m)

Front Garden

Bespoke Garden Studio

Sitting Area

15' x 6' 5" (4.57m x 1.96m)

Office Area (1)

11' 3" x 7' 3" (3.43m x 2.21m)

Office Area (2)

11' 3" x 7' 3" (3.43m x 2.21m)

Kitchen

11' 2" x 3' 6" (3.40m x 1.07m)

W.C









Floor Plan

Garden Cabin

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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