



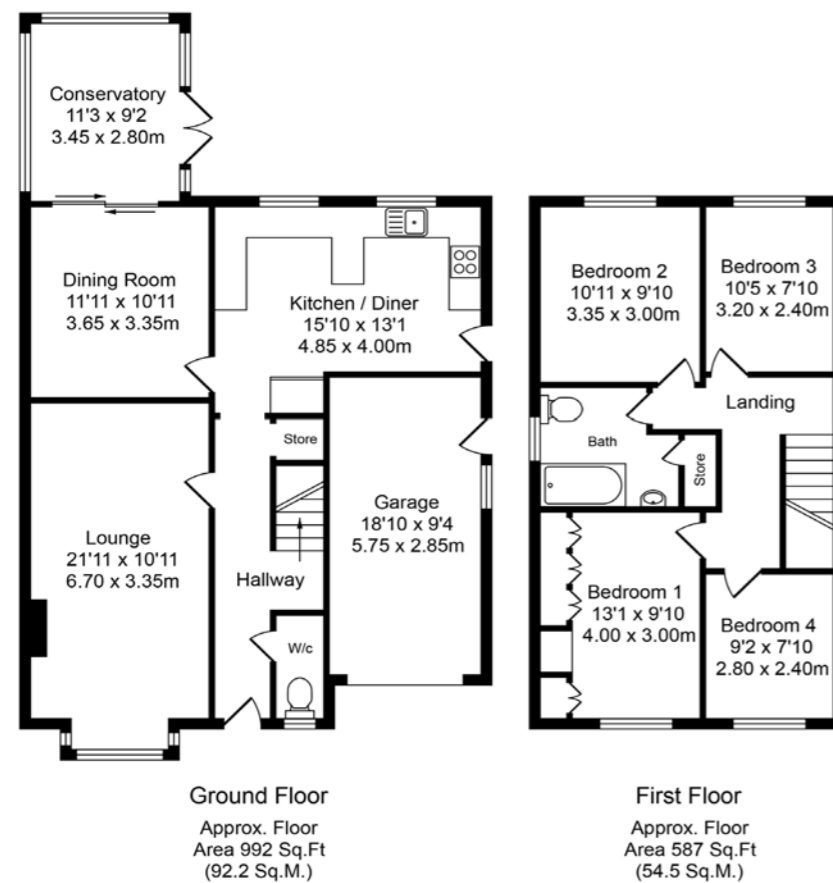
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ARNOLD & PHILLIPS
ESTATE AGENTS

Pear Tree Avenue Total Approx. Floor Area 1579 Sq.ft. (146.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Pear Tree Avenue, Coppull

A&P

Arnold and Phillips are pleased to introduce a charming detached property that perfectly captures the essence of desirable village living. Nestled in a highly sought-after location, this home strikes an ideal balance between tranquility and accessibility. Residents can enjoy a harmonious blend of local amenities and scenic countryside walks while being just a short distance from the vibrant town centre. The town offers an array of shops, cafés, restaurants, and bespoke wine bars, alongside excellent transport links that facilitate easy commutes to nearby cities.

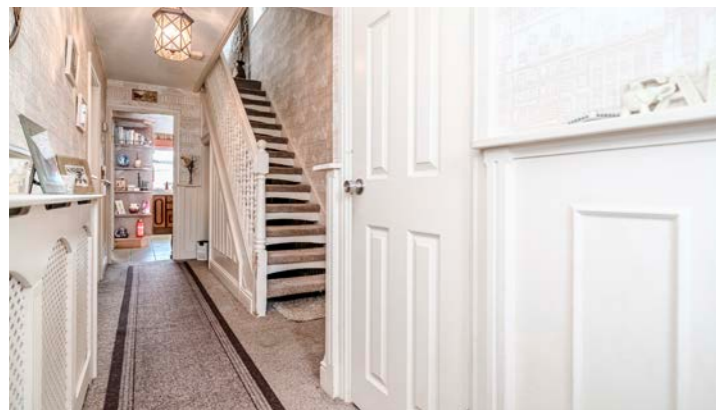
Upon entering this delightful home, visitors are welcomed by a warm entrance hallway that leads into a generously sized lounge. This inviting space is tastefully decorated in neutral tones and features a modern fireplace, creating a cosy atmosphere perfect for relaxation or entertaining guests. Adjacent to the lounge is a separate dining room that seamlessly transitions into a bright and airy conservatory. This lovely area provides an ideal setting to unwind and enjoy serene views of the meticulously maintained rear garden. The garden features a charming patio that offers plenty of space for outdoor seating, making it perfect for gatherings with family and friends.

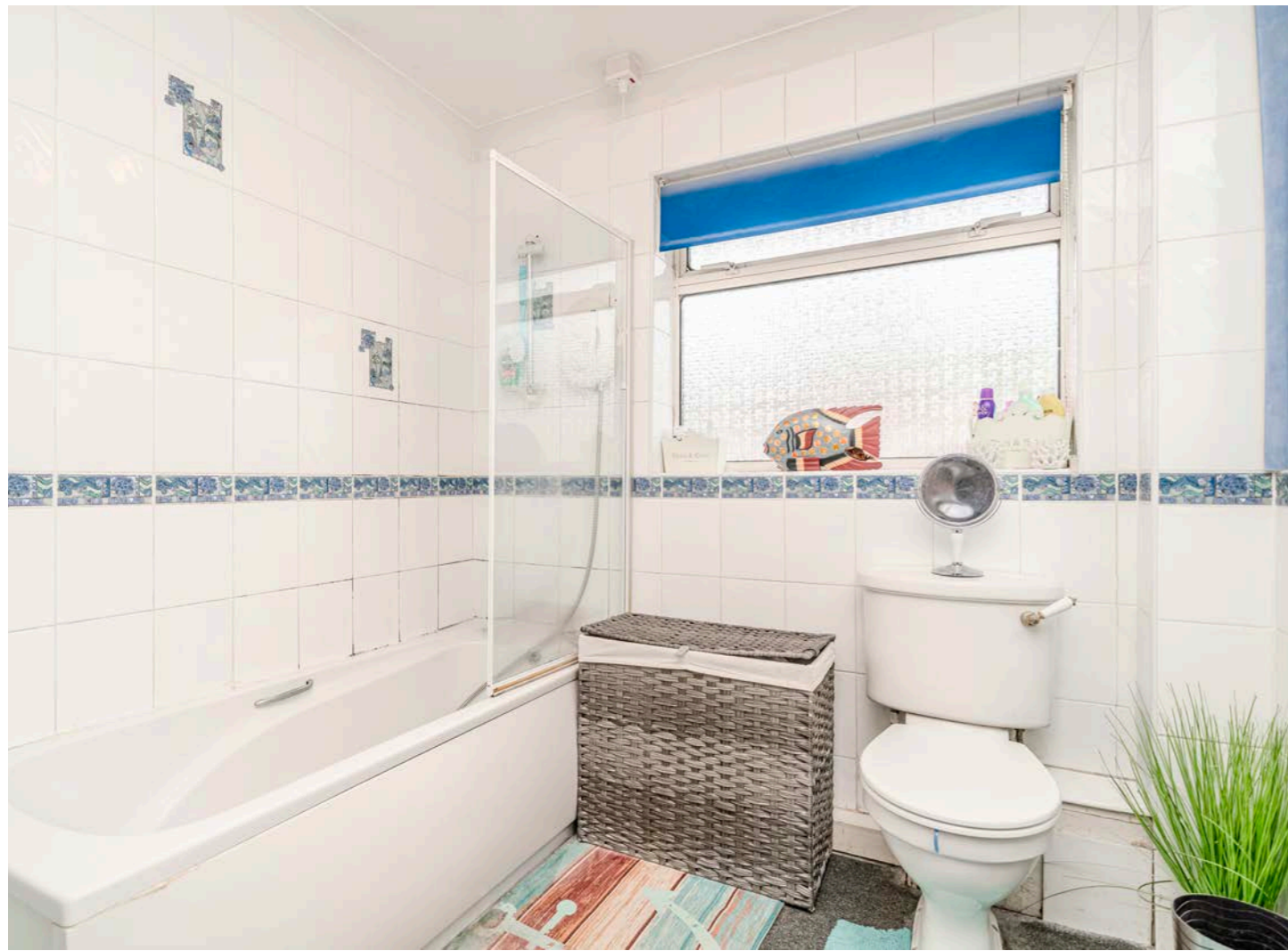
At the rear of the property lies the kitchen, which is fitted with traditional oak units that are beautifully complemented by contrasting work surfaces. The kitchen is equipped with a selection of integrated appliances, enhancing its functionality and inviting warmth. It serves as a central hub for culinary creativity and family interactions, further enriching the home's welcoming ambiance.

Ascending to the upper floor, one will find four well-proportioned bedrooms, each designed to maximise space and light. These serene rooms provide a restful retreat for family members, ensuring everyone has their own sanctuary. They are serviced by a family bathroom that includes a bath with an overhead shower, adorned with bright tiling that contributes to the fresh and clean aesthetic of the space.

Externally, the property offers convenient driveway parking and an attached garage, adding to the home's functionality. The expansive rear garden is both substantial and easy to maintain, providing the perfect outdoor retreat for family gatherings or quiet evenings spent enjoying the beauty of nature.

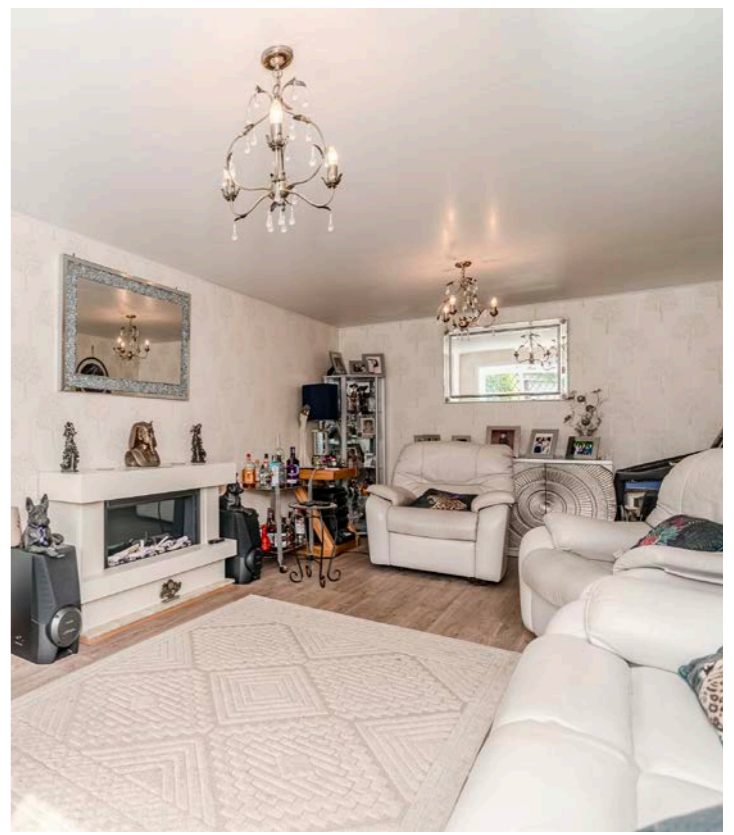
In conclusion, this delightful property presents an exceptional opportunity for those seeking a harmonious blend of comfort and convenience within a picturesque village setting. It captures the essence of country living while ensuring easy access to the amenities of town life, making it an ideal choice for families and individuals alike. With its inviting interior and well-designed outdoor space, this home stands ready to offer a truly fulfilling living experience.

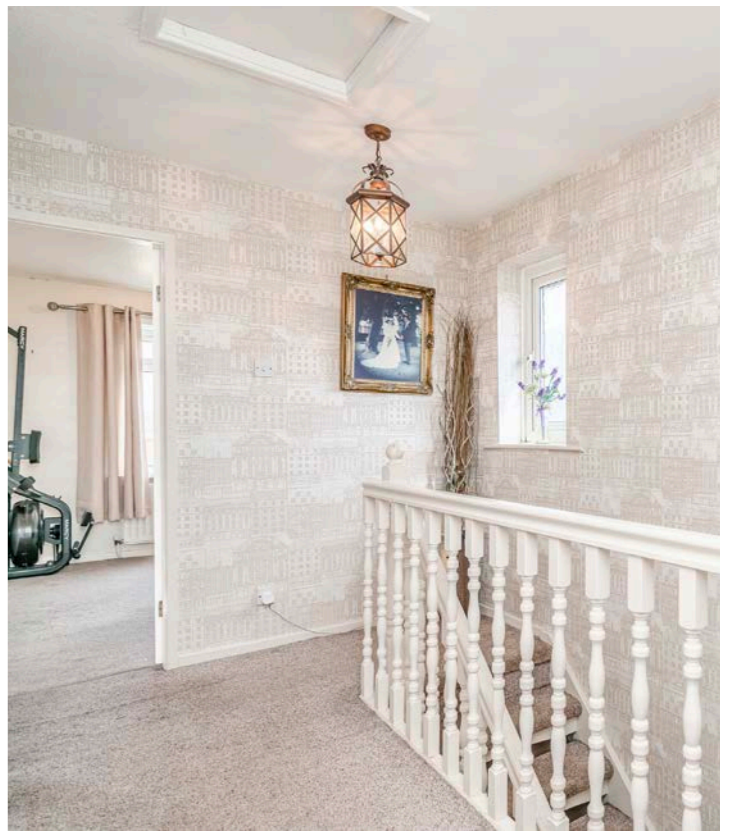


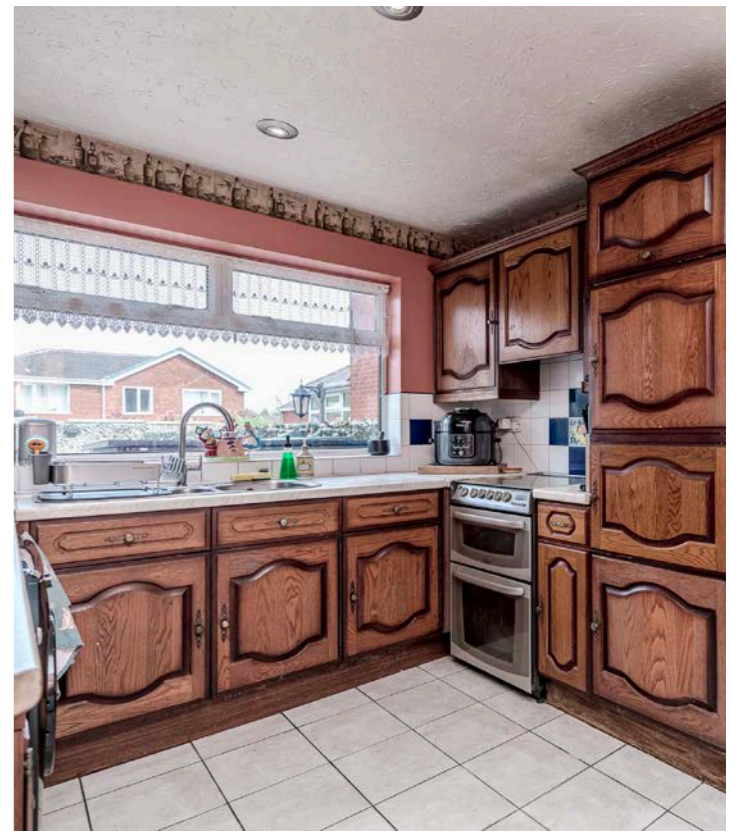


KEY FEATURES

- Attractive Detached Home
- Four Bedrooms
- Circa 1579 Square Feet
- Spacious Lounge
- Separate Dining Room
- Light Conservatory
- Beautiful Rear Garden
- Driveway Parking
- Attached Garage
- Village Location









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