

HOME  TRUTHS

Burwell Avenue, Coppull

PR7 5DL


£235,000



Delightful, extended family home in a popular residential area close to excellent schools, primary transport routes and village amenities. Beautifully presented both inside and out, and with just over 1100 square feet on offer, this lovely property is available with no upward chain. The driveway can accommodate two vehicles and leads past the lawn with mature hedging to the detached garage and the main entrance. Step into the entrance hallway and from there to the snug with multifuel stove in hearth. To the rear is the gorgeous living room with plenty of space for both dining and comfortable furniture, English oak flooring and plenty of natural light from patio doors and picture window. Completing the ground floor, the dining kitchen has exposed carved beam and comprises a range of wall and base units with gas hob, oven and grill, understair storage and space, power and plumbing for additional appliances. A utility room leads off with cloakroom having wc. Step outside into the wonderful, south facing garden with lawn, vibrant herbaceous planting, sun and shade terraces, cascade of alpines and mature shrubs including roses, veronica, campsis and acer. And, for storage, there is that all important shed. Back inside to the first floor bedroom one is to the rear and decorated in a French style with walk in wardrobe, and bedroom two is also a double with built in wardrobes. The spacious bathroom comprises bath with screen and electric shower over, wc, wash hand basin and heated towel rail.

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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious semi detached property
- Two double bedrooms
- Gorgeous living room
- Large, southeast facing gardens
- Virtual tour
- No upward chain



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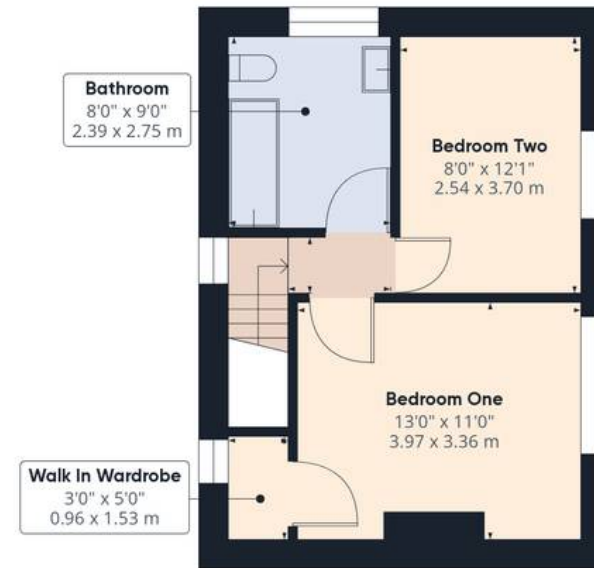
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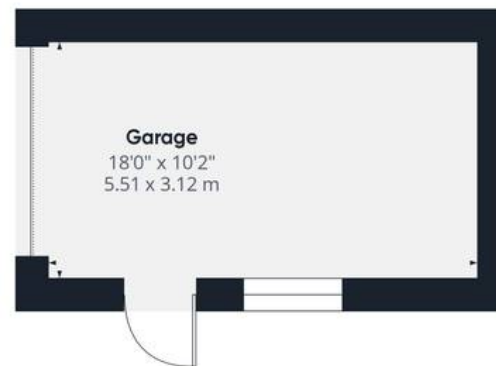




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1110.94 ft²
103.21 m²

Reduced headroom

16.36 ft²
1.52 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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