

HOME  TRUTHS

Pear Tree Avenue, Coppull

PR7 4NL





Fabulous detached five bedroom property offering almost 2,000 square feet of beautifully presented accommodation, occupying a quiet cul-de-sac position in one of the most sought-after locations in the village. With generous living space, a south-facing garden and an orangery overlooking the garden, this is an exceptional family home. The driveway provides parking for four vehicles and leads to the garage and main entrance. Step into the welcoming hallway, where attractive panelled walls combine with Amtico flooring, which flows through much of the ground floor. The bay-fronted living room is a delightfully serene space, featuring a remote-controlled feature electric fire providing additional warmth and ambience. To the rear, the heart of the home is a gorgeous open living space with plenty of room for both dining and comfortable furniture. The kitchen comprises a range of wall and base units topped with quartz work surfaces with etched drainer, together with integrated appliances including induction hob with downdraft extractor, multi-function and electric ovens, washing machine, dishwasher and refrigerator and freezer. Leading off is the delightful orangery, overlooking the garden and providing a wonderful additional reception space, whilst the ground floor is completed by the cloakroom comprising wc and wash hand basin. Step outside onto the sun terrace and into the south-facing garden, which is mainly laid to lawn and provides an excellent setting for relaxing and entertaining — once the grass has been cut, of course. Back inside, stairs rise to the first-floor landing, where panelled walls continue the stylish finish, together with ladder access to the part-boarded loft with lighting.

The impressive principal suite benefits from a separate dressing room and spacious en suite comprising rainfall mixer shower in walk-in cubicle, floating wash hand basin, wc and ladder-style heated towel rail. There are four further double bedrooms, two of which benefit from built-in wardrobes, and the smallest would make an excellent nursery, dressing room or home office. Completing the accommodation, the family bathroom features fully tiled walls and flooring, bath, rainfall mixer shower in cubicle, floating wash hand basin, wc and ladder-style heated towel rail. Offering almost 2,000 square feet of versatile family accommodation, excellent entertaining space, a south-facing garden and an enviable position in one of the village's most desirable locations, this is a first-class home with plenty to offer.



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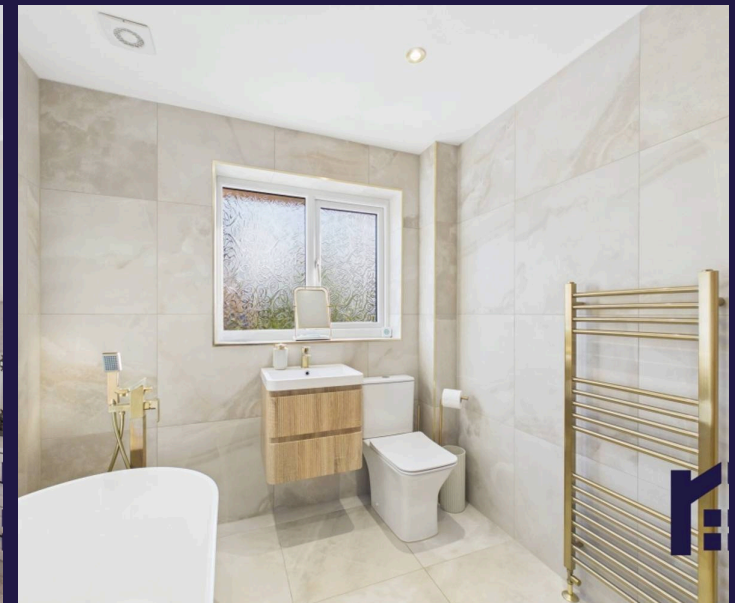
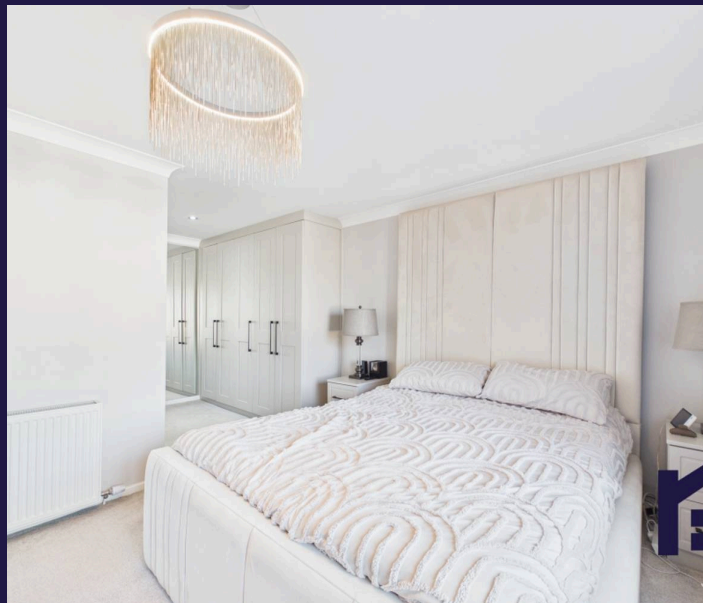
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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

182.5 m<sup>2</sup>

1966 ft<sup>2</sup>

(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.

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