

HOME  TRUTHS



Moor Road, Croston

PR26 9HP





Sun Court is a truly wonderful and versatile individual property, enjoying open aspects to both the front and rear in a highly sought-after village location. Offering approximately 1900 square feet of flexible accommodation, including annex potential, this is a rare opportunity to acquire a home of real character and adaptability. To the front, a block-paviour driveway provides ample parking for several vehicles and leads past the charming daffodil lawn bordered by mature planting to the main entrance. Step into the hallway with parquet flooring and turn right into the gorgeous bay-fronted living room, featuring a remote-controlled gas fire set within a stone hearth. Leading off is the dining room, with patio doors opening onto the garden. To the left of the hallway is the bay-fronted snug, complete with an open fire which has been used as a bedroom. This space flows through to the annex area, which benefits from patio doors to two elevations and stairs rising to its own bedroom, offering excellent potential for multi-generational living or guest accommodation. To the rear, the heart of the home provides generous space for both dining and relaxation. The kitchen comprises a range of wall and base units with illuminated larder cupboards, porcelain sink, wine cooler, washing machine, dishwasher, and space, power and plumbing for additional appliances. Bi-fold doors open onto the garden, creating a seamless connection between indoor and outdoor living. Completing the ground floor is the substantial principal bedroom, featuring an original fireplace, patio doors to the garden, and a stylish en suite with rainfall shower in walk-in cubicle, floating wc and wash hand basin, and fully tiled elevations and flooring. Stairs rise to the first floor, where you will find an additional bedroom and a striking bathroom comprising a nickel and copper freestanding bath, wc, wash hand basin, and beautiful views over fields and trees.



Externally, the private rear garden is a true highlight, featuring a decked area, flagged terrace, mature magnolia tree, lawn, and open views over the adjacent field, making it a perfect space to relax and entertain. A unique home that effortlessly combines the ease of bungalow-style living with the space and flexibility of a substantial family residence.

- Striking family home
- 1900 square feet of versatile accommodation
- Potential for annex
- Private gardens
- Virtual tour
- Ample parking



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Coppull Branch

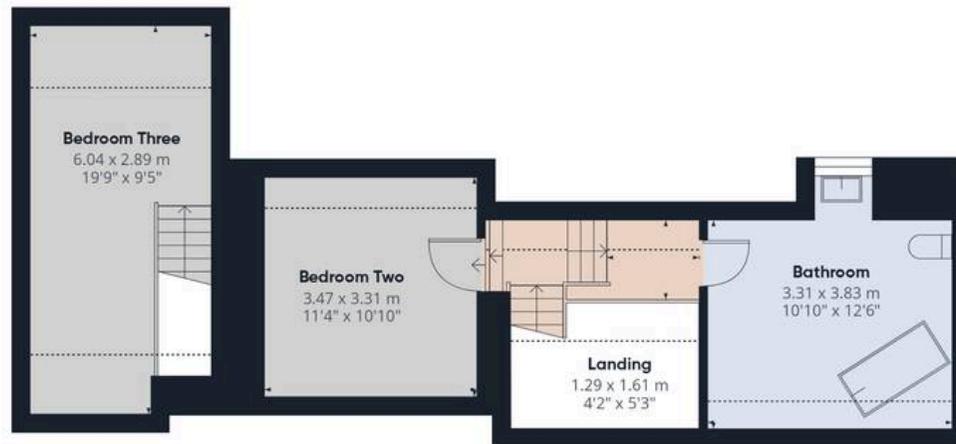
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Floor 1



Floor 2



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

182.9 m<sup>2</sup>

1970 ft<sup>2</sup>

**Reduced headroom**

10.6 m<sup>2</sup>

114 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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