



Almond Drive, Coppull, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached family home, situated within a quiet and highly desirable cul-de-sac location in Coppull, Lancashire. Beautifully presented throughout and offering spacious modern living, this impressive property is perfectly suited for growing families seeking a home ready to move straight into. The property enjoys a convenient position close to a range of local amenities including shops, supermarkets, well regarded schools, cafés, and leisure facilities, while nearby Chorley town centre provides an even wider selection of retail and dining options. Excellent travel links can be found nearby with regular bus routes, easy access to Adlington and Chorley train stations, and convenient motorway connections via the M6, M61, and M65, ideal for commuting towards Preston, Manchester, Bolton, and surrounding Lancashire towns. The area also benefits from nearby countryside walks and local parks, perfect for family living.

Stepping into the home, you are welcomed by a bright reception hall with the staircase located off. From here, you enter the spacious front lounge, a beautifully presented reception room featuring a bay fronted window that fills the space with natural light, alongside an attractive electric fireplace creating a cosy focal point. Double doors open into the impressive open plan kitchen/diner, a fantastic social space designed with modern family life in mind. The dining area offers ample space for entertaining and benefits from French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The contemporary fitted kitchen is complete with integrated appliances throughout and a breakfast bar providing seating for two. Located just off the kitchen is a practical utility room along with a convenient ground floor WC.

To the first floor is an open landing giving access to all four bedrooms and the family bathroom. The spacious master bedroom is a standout feature of the home, benefiting from fitted wardrobes, a stylish modern en-suite shower room, and characterful design elements including a vaulted ceiling and an elegant arched window that adds both charm and additional natural light. The remaining bedrooms are all well proportioned and suitable for family use, guest accommodation, or a home office, while the modern three-piece family bathroom serves the rest of the home perfectly.

Externally, to the front of the property is a double driveway providing off road parking for multiple vehicles and leading to the former garage space, which has been thoughtfully divided by the current vendor into two separate rooms including a versatile multi-use room offering a wide range of potential uses such as a home gym, office, playroom, or additional storage space. To the rear is the spectacular professionally landscaped garden, designed to create a wonderful outdoor entertaining area. Directly off the home is a substantial decked seating area with dedicated space for a hot tub, which then steps down onto a well maintained lawn, creating a fantastic family friendly garden. Combining spacious accommodation, stylish presentation, and a peaceful cul-de-sac setting, this exceptional home offers everything needed for modern family living in Coppull.





















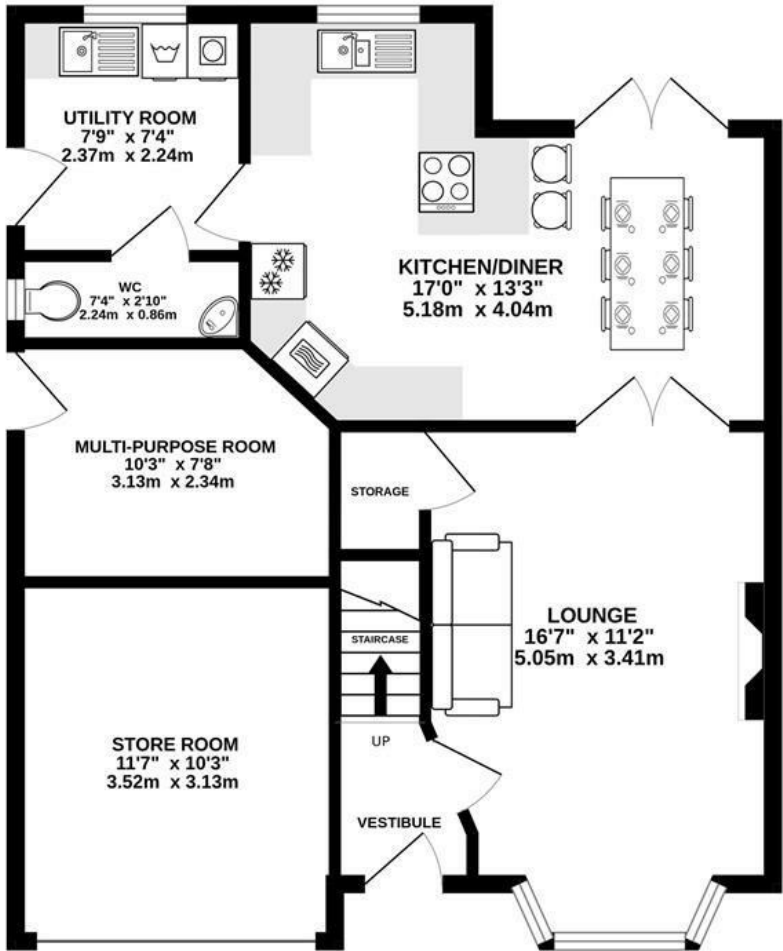




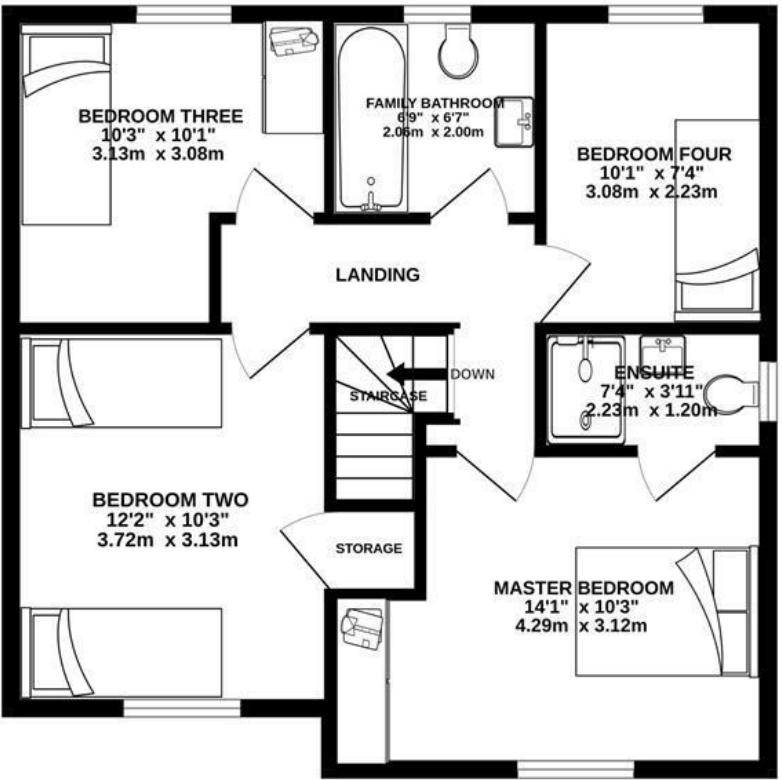




GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

