



£349,950

\*NO CHAIN\* \*EXTENDED\* \*THREE/FOUR BEDROOMS\* \*FLEXIBLE LIVING ACCOMMODATION\* \*QUIET CUL-DE-SAC LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*FANTASTIC FAMILY HOME\* \*DRIVEWAY PARKING\* \*GARDENS\* \*NEW CARPETS & DECOR THROUGHOUT\*

Townend Estate Agents offer for sale this charming, extended detached house that offers the perfect blend of comfort and convenience, offered with no onward chain! This delightful property boasts a spacious kitchen-day room, ideal for creating culinary delights and hosting family gatherings. Providing flexible living accommodation with a converted garage room, which could be used as bedroom four, and additional reception room, play room or office - there's ample space for everyone to enjoy! Situated in a quiet cul-de-sac, this family home provides a peaceful retreat from the hustle and bustle of everyday life. The property also features fantastic gardens where you can relax and unwind, as well as driveway parking for two vehicles, ensuring you never have to worry about finding a parking spot. Conveniently located close to local schools and amenities, Coppice View offers the perfect balance between tranquillity and accessibility. Whether you're looking for a place to raise a family or simply seeking a comfortable abode to call your own, this property has it all. The property comprises briefly: Entrance, Lounge, spacious Kitchen-Day Room with integral washer, dishwasher and fridge freezer. Featuring patio doors leading to rear garden, creating a light flooded space to enjoy, converted garage room to the front, ideal as additional bedroom/office/study/playroom, with part storage to rear of the room. Upstairs are three bedrooms and the family bathroom. Externally are enclosed low maintenance gardens with faux lawn and patio area. Ample driveway parking to the front. Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the charm of Coppice View for yourself.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



## Coppice View, BD10

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft  
Store = 3.3 sq m / 35 sq ft  
Total = 102.8 sq m / 1106 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID1112375)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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