



1 Coopers Coppice | Cottered | SG9 9PZ

Asking Price £425,000

Situated in the picturesque village of Cottered, this very spacious two double bedroom house occupies a good size plot, and requires some updating and redecoration. The property offers two reception rooms, downstairs cloakroom/WC and first floor bathroom. Benefits include central heating, double glazing and lots of fitted storage. Externally there is a large wrap around garden, en-bloc garage, two allocated parking spaces and visitors parking. NO UPPER CHAIN !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Porch

Boiler Cupboard. Courtesy light. Double glazed front door to:

Hallway

Radiator. Large built in storage cupboard. Doors to kitchen, sitting room and:

Downstairs Cloakroom/WC

5'10 x 4'7 (1.78m x 1.40m)

uPVC double glazed window to front with obscured glass. Radiator. Wash hand basin inset to vanity unity. Low flush w/c. Walk-in storage cupboard with fitted shelving.

Kitchen/Breakfast Room

9'2 x 8'10 (2.79m x 2.69m)

uPVC double glazed window to rear. Good range of wall & base units incorporating rolltop worksurfaces, drawers and one & half bowl with mixer tap. Space & plumbing for washing machine. Space for electric cooker and fridge freezer. Cooker hood extractor. Radiator. Vinyl floor covering.

Sitting Room

20'2 x 14'0 (6.15m x 4.27m)

uPVC double glazed window to front. Feature fireplace. Two Radiators. Double glazed uPVC patio door to:

Second Reception Room

11'1 x 9'11 (3.38m x 3.02m)

Triple aspect uPVC double glazed windows. uPVC double glazed door to rear garden.

First Floor Landing

Large airing cupboard with linen shelving. Doors to bedrooms & bathroom.

Bedroom One

17'0 x 11'1 (5.18m x 3.38m)

Dual aspect uPVC double glazed windows. Fitted bedroom suite comprising wardrobes, bed side units and a number of drawer units. Radiator.

Bedroom Two

10'4 x 8'11 (3.15m x 2.72m)

uPVC double glazed window to side. Radiator.

Shower Room

11'1 x 6'4 (3.38m x 1.93m)

uPVC double glazed window to rear with obscured glass. Large fitted corner shower cubicle, wash hand basin, low flush WC and bidet. Tiling to splashback areas. Ladder style radiator.

EXTERIOR

Front Garden

Mainly laid to lawn with shrubs to boundary. Open to:

Side Garden

Mainly laid to lawn with shrubs to boundary. Pathway to rear garden with pergola above. Two timber storage sheds. Open to:

Rear Garden

Good size patio with remainder laid to lawn.

En bloc Garage

Parking

For two vehicles, plus further parking for visitors.

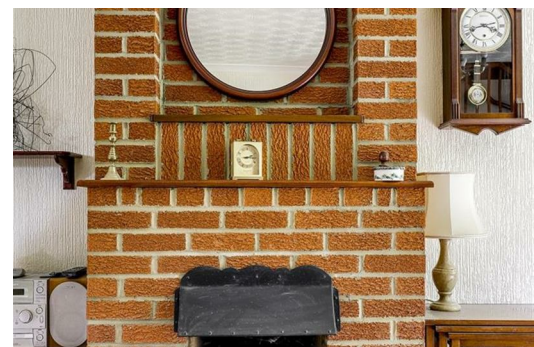
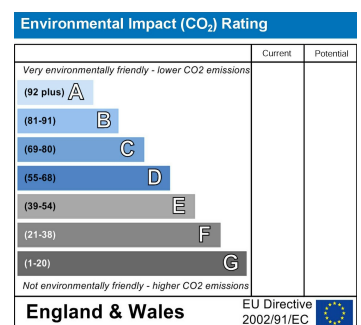
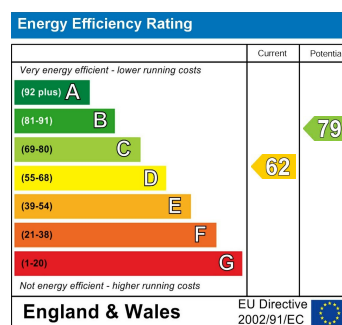
NB:

The house is suitable to be further extended, subject to normal permissions.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

Energy Performance Certificate



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