

# MOVING HOMES

SALES & LETTINGS



Offers Over £240,000

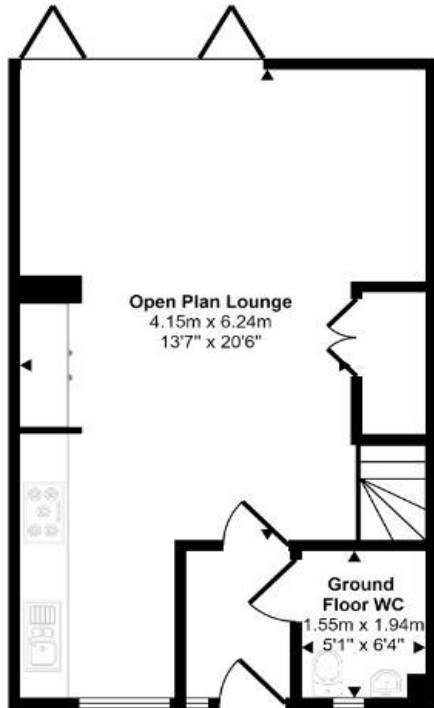
# Coppice Place, Palmersville Offers Over £240,000

Welcome to 59 Coppice Place, a delightful family home nestled in the heart of Palmersville. This inviting property boasts three spacious bedrooms, offering ample space for a growing family. The home is situated in a friendly neighborhood, providing a safe and serene environment for children to play and families to thrive. As you step inside, you'll be greeted by a stunning open-plan living area, designed to accommodate modern family life. The seamless integration of the living, dining, and kitchen spaces creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying cozy nights in with loved ones. Large bi-fold door open up onto the garden as well as allowing the natural light to flood in, enhancing the sense of space and airiness. The contemporary kitchen is a chef's dream, featuring high-quality appliances, ample storage, and sleek countertops. It effortlessly blends functionality with style, making meal preparation a joy. The dining area, conveniently located is ideal for family meals and social gatherings. Each of the three bedrooms is generously proportioned, providing comfortable and private retreats for every family member. The master bedroom includes built-in wardrobes and a en-suite facilities. The additional bedrooms are perfect for children, guests, or a home office. Outside, the property features a well-maintained garden, perfect for outdoor activities and summer barbecues. The garden provides a safe and spacious area for children to play and for adults to relax and unwind. A private driveway offers convenient off-street parking. This home is ideally located, with easy access to local schools, parks, and shopping facilities. Excellent transport links make commuting a breeze, connecting you effortlessly to the wider area. This lovely home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this beautiful house your family's forever home.

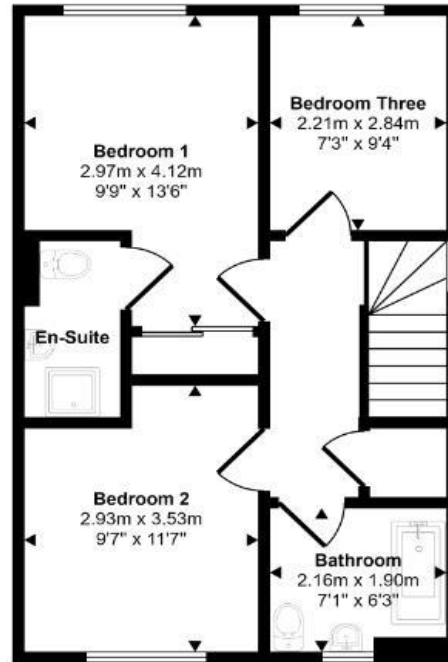
To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](https://movinghomesuk.com) EPC Rating B <https://find-energy-certificate.service.gov.uk/energy-certificate/0832-3844-7373-9425-6771> Tenure – The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative. Council Tax Band – C £1,973.75 pa We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Approx Gross Internal Area  
87 sq m / 941 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft



First Floor  
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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