



COPPICE CLOSE

Woodley

 JARDINE
ESTATES

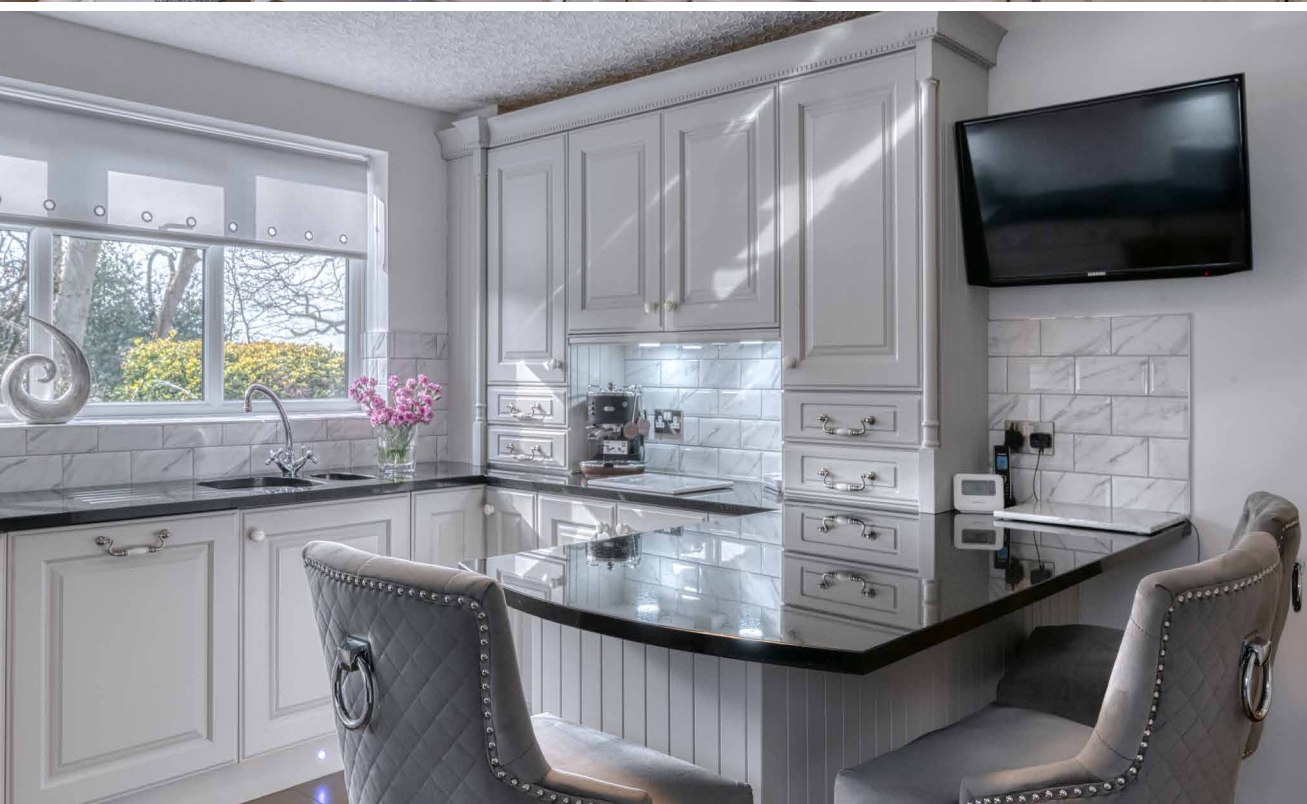


Welcome

Situated in a tranquil cul-de-sac, this immaculately presented four-bedroom house epitomises modern comfort and style. As you step into the property, you are met with a sense of serenity and space, highlighted by tasteful decor throughout.

Your kitchen is a fabulous size with plenty of worktop space and breakfast bar. You have high-end appliances that make meal preparation a delightful experience.

The ground floor also features a convenient WC, adding an element of practicality to the layout.







Family Living

The heart of the home lies in the beautiful lounge area, which is dual aspect, where a media wall stands as a focal point, perfect for cosy nights in with loved ones or entertaining guests in style.

The craftsmanship of this space is evident in every detail, creating an inviting ambience that invites relaxation and enjoyment.

The separate dining room gives you a place to have fabulous Sunday lunches over-looking the garden.





Bedroom Bliss

Upstairs, four generously sized double bedrooms await, each meticulously maintained and thoughtfully designed to offer comfort and privacy.

Whether used as a principal suite, guest room, home office, or for children, these rooms cater to a variety of needs with their versatility and pristine condition.







Glorious Gardens

Outside, a pretty rear garden beckons, complete with a charming patio that provides an ideal setting for al fresco dining, morning coffees, or simply basking in the sunshine. The garden offers lovely views that add an extra touch of tranquillity to this outdoor oasis.

Why view

In addition to the double garage, the property features a drive, ensuring ample parking space for residents and visitors alike. Its proximity to local amenities further enhances its appeal, providing convenience without compromising on the peaceful ambience of the neighbourhood.

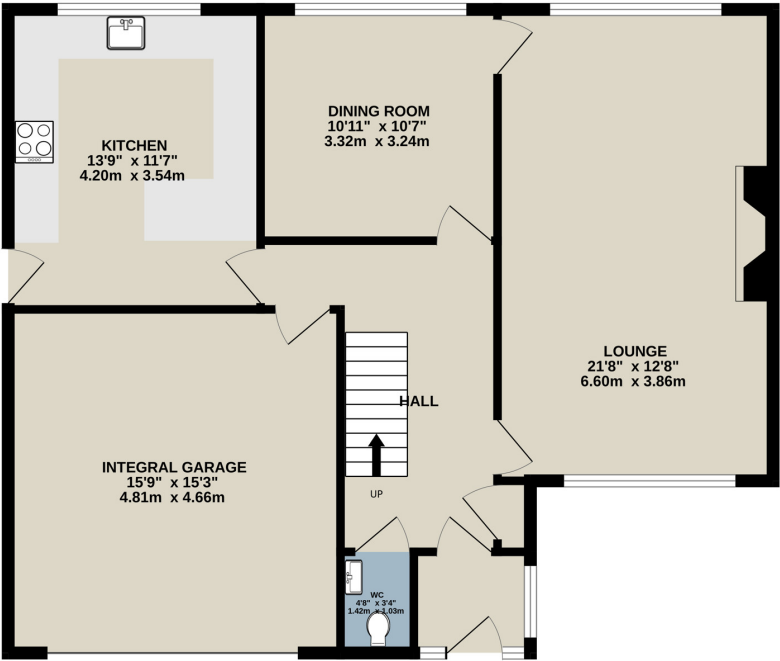
For those seeking a harmonious blend of sophistication, comfort, and convenience, this property represents a rare opportunity to experience modern living at its finest. With its immaculate interiors, versatile layout, and sought-after location, this house is more than just a dwelling—it is a place to call home. We would be delighted to arrange a viewing to showcase all that this property has to offer.





Floorplan

GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

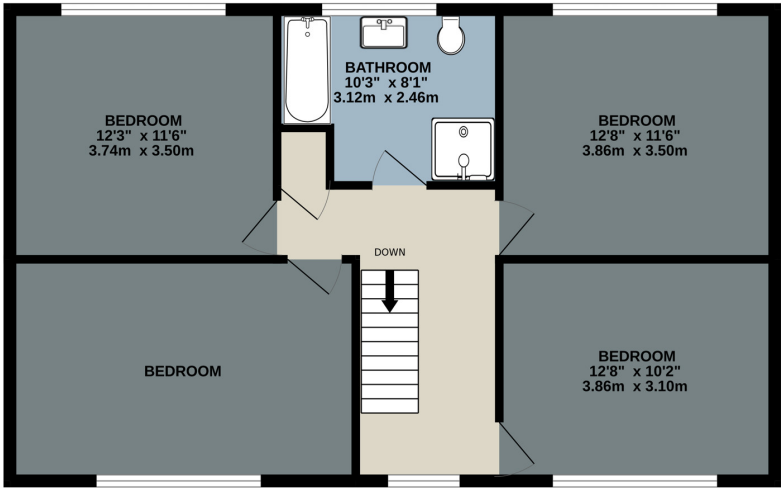



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.

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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1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A	<div>55</div>	<div>80</div>
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Finer Details

- Immaculate detached four bedroom home
- Double garage and off-road parking
- Quiet cul-de-sac location
- Beautifully presented throughout
- Leasehold: £34 PA
- Council tax band: F
- Council: Stockport
- Double glazed
- Boiler Type: Worcester Gas Combination
- Boiler location: Garage
- Driveway and double garage
- Fabulous countryside on your doorstep

Out & About

Coppice Close is situated off one of the most prestigious roads in the area, Werneth Road. It is set on a quiet cul de sac close to Romiley village. From your door take a lovely stroll or more strenuous cycle across to Werneth Low.

You are within easy reach of good local amenities, only a stone's throw from Romiley, Compstall, and Marple Bridge where there are some fabulous independent shops, restaurants, cinema and lovely countryside. Manchester Airport is a 25-minute drive away and there are several train stations to choose from to access the bright lights of Manchester city centre. The motorway network to access the rest of the Northwest and beyond are a few minutes' drive-away.



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Presented By



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