



## The Coppice

Bradshaw Bolton BL2 3EP 4 Bedrooms

- **\*\*\* NO UPWARD CHAIN \*\*\***
- IMPRESSIVE EXTENDED FAMILY HOME
- CUL-DE-SAC LOCATION
- KITCHEN OPEN TO ORANGERY OPEN TO LOUNGE
- 3 RECEPTION ROOMS - GROUND FLOOR SHOWER ROOM
- EN-SUITE TO MASTER - LOFT ROOM
- GCH, UPVC DG, CAVITY WALL INSULATION
- ALARM, EPC RATING D

**Price £495,000**

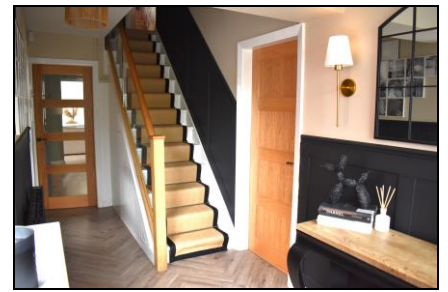


**\*\* NO UPWARD CHAIN \*\***

Impressive extended family home in a cul-de-sac location.  
3 reception rooms, fantastic kitchen and a large orangery.  
There is so much on offer in this stunning property!

**Entrance Hall 6'0" (1.83m) x 17'6" (5.33m)**

A glazed composite door welcomes you into the property. The elegant hallway is nice and bright and has with two windows, one with obscure glazing. There are doors into the lounge, the kitchen, and the cinema room. Beautiful LVT flooring, a radiator, and an Oak & glass staircase to the upper floor.



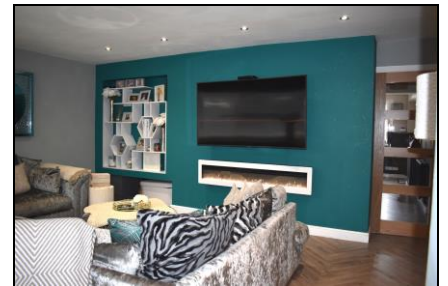
**Kitchen 8'1" (2.46m) x 21'9" (6.63m)**

Well designed modern kitchen with shaker style wall & base units, concrete overlay worktops and tiled splashbacks. Built in Neff electric double oven and warming drawer, integrated microwave, two integrated fridges, two integrated freezers, and an integrated dishwasher. Built in Neff ceramic hob with a stainless steel extractor above. There is also a single bowl stainless steel sink with a lever operated swivel spray mixer tap and a large window above overlooking the side of the property. There are two hot/cold plinth heaters, a window on the front elevation, doors into the entrance hall and the inner hall and open access into the orangery. LVT flooring.



**Lounge 16'10" (5.13m) x 10'8" (3.25m)**

The lounge has a large window on the rear elevation making it nice and bright. The modern inset electric fire and white shelving unit are included in the sale. There is LVT flooring, a radiator, a glazed door into the hall, and open access into the orangery.



**Cinema Room / 2nd Reception Room 10'6" (3.2m) x 16'4" (4.98m)**

The cinema room is carpeted, has a radiator and a window on the front elevation with a radiator positioned beneath.

**Orangery 13'9" (4.19m) x 10'10" (3.3m)**

This wonderful large orangery is a fantastic addition to the property. As you would expect it's very bright and airy, with a rooflight and French doors leading out into the rear garden. There is LVT flooring, 2 radiators and is open plan to the kitchen and the lounge.



**Inner Hall 3'5" (1.04m) x 11'6" (3.51m)**

Has composite flooring and fitted sliding wardrobes for coats, boots, storage etc. There is an electric panel heater, doors into the kitchen, shower room and the utility room, open access to the playroom/3rd reception room, and a glazed composite external stable door and sidelight giving access to the side of the property.

**Utility Room 7'10" (2.39m) x 8'5" (2.57m)**

Is fitted with high gloss base units, a Belfast sink and laminate worktops. There is a space ready plumbed for a washing machine and a space for a large American style fridge/freezer. There are tall storage cupboards, a chrome heated towel rail, composite flooring, and a large window on the front elevation.

**Playroom / 3rd Reception Room 7'10" (2.39m) x 8'6" (2.59m)**

This room has composite flooring, French doors leading out into the rear garden, and open access to the inner hall.



**Ground Floor Shower room 5'1" (1.55m) x 5'4" (1.63m)**

White modern 3 piece suite comprising of:- WC and wash basin in a combination vanity unit and a corner shower cubicle fitted with an electric shower. The shower is fully tiled.

There are two windows and an electric panel heater.

**Landing 10'4" (3.15m) x 3'11" (1.19m)**

Is carpeted and has doors to all bedrooms and the bathroom.

**Master Bedroom 10'6" (3.2m) Including Wardrobes x 8'11" (2.72m)**

This gorgeous bedroom comes complete with wall to wall modern high gloss fitted furniture. There is plenty of storage in the fitted wardrobes and cupboards above the bed, and the matching sliding wardrobes on the wall opposite. There is a window on the front elevation with a radiator positioned beneath, and it is carpeted.

**En-Suite to Master 5'8" (1.73m) x 5'4" (1.63m)**

Is fitted with a white 3 piece suite comprising of:- WC, wash basin in a wall hung vanity unit and a corner shower cubicle fitted with wet wall and a thermostatic shower. There is a modern vertical radiator with a chrome towel rail, vinyl flooring and a window with obscure glazing on the side elevation.

**2nd Bedroom 11'3" (3.43m) Max x 11'0" (3.35m)**

Is another double bedroom with a window on the front elevation and a radiator positioned beneath. It is carpeted, has a built in wardrobe and stairs up to the loft room.

**3rd Bedroom 8'10" (2.69m) x 10'6" (3.2m)**

Again is another double bedroom. It is carpeted and has a window on the rear elevation with a radiator positioned beneath.

**4th Bedroom / Dressing Room****7'0" (2.13m) Including Wardrobes x 6'5" (1.96m)**

This single bedroom is currently being used as a dressing room. It is carpeted, has a radiator and a window on the rear elevation. There are 'L' shape fitted wardrobes and a matching chest of drawers.

**Bathroom 8'4" (2.54m) x 6'5" (1.96m)**

White modern 3 piece suite comprising of:- WC and wash basin in a combination vanity unit and a 'P' shape jacuzzi bath with a thermostatic shower over and glass shower screen. Full tiling to three walls, vinyl flooring, a tall heated towel rail and a window on the rear elevation with obscure glazing.

**Loft Room 10'6" (3.2m) x 19'0" (5.79m)**

Fantastic additional space for storage / hobbies or whatever you like! It is accessed via a staircase in the 2nd bedroom. It is carpeted and has two rooflight windows making it nice and bright and allowing natural light to flood in. There are plenty of cupboards down either side and a door at the end giving access into the roof void where the combi boiler is located.

**General Information**

Freehold - Combi boiler located in the roof void  
Water Meter Council Tax Band E - EPC Rating D