



2 Pipers Court

Codnor, Codnor, NG16 5RZ

*** DON'T MISS THIS INCREDIBLE OPPORTUNITY, REDUCED FOR A QUICK SPRING SALE ***

Discover your dream home in this charming three bedroom detached property located in a sought after area. This house boasts a spacious lounge diner, fitted kitchen, cloakroom and conservatory, perfect for enjoying the sunshine. Three first floor bedrooms with master having an en-suite and a family bathroom. Outside the home has an enclosed rear garden and driveway providing off road parking and single garage.

Offers Over £200,000

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HALL

CLOAKROOM

KITCHEN

9'9 x 6'7 (2.97m x 2.01m)

LOUNGE DINER

18'6 x 11'4 (5.64m x 3.45m)

CONSERVATORY

10'9 x 9'10 (3.28m x 3.00m)

FIRST FLOOR LANDING

BEDROOM 1

12'8 x 10'1 (3.86m x 3.07m)

EN SUITE

BEDROOM 2

11'8 x 9'0 (3.56m x 2.74m)

BEDROOM 3

9'4 x 8'2 (2.84m x 2.49m)

BATHROOM

5'6 x 5'4 (1.68m x 1.63m)

OUTSDIE



[Directions](#)



Floor Plan



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.
Burton-Uffoxetter-Ashbourne
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	