



£550,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: F

## Coppenhall Stafford

Coppenhall  
Stafford Staffordshire



**Get ready to step inside your future dream home! This cherished four-bedroom detached home is now ready to embrace its next loving family. Boasting an entrance hall, living room, sitting room, dining room, and kitchen on the ground floor, this property offers ample space for all your needs.**

Upstairs, discover three double bedrooms, a shower room, and a family bathroom. Ascend the staircase to the converted loft, where you'll find the master bedroom complete with an ensuite. Outside, enjoy the convenience of a driveway accommodating two cars and a large private rear garden with stunning countryside views. Nestled in the picturesque village of Coppenhall, properties like these are a rare find and the property comes with No Upward Chain. Don't miss out on this fantastic opportunity—schedule your viewing today!

- Four Bedroom Detached Family Home
- Living Room, Sitting Room & Dining Room
- Good Size Kitchen & Utility Room
- Shower Room, Family Bathroom & Ensuite
- Driveway & Large Private Rear Garden With Views
- NO UPWARD CHAIN

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Entrance Hall

Being accessed through a double glazed entrance door with double glazed side panels and having stairs leading to the first floor accommodation, wood effect laminate floor and a useful cloak room, tiled floor.

## Guest WC 6' 1" x 2' 7" (1.85m x 0.78m)

Having a suite comprising of wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled floor and double glazed window.

## Living Room 17' 2" x 12' 3" (5.24m x 3.74m)

Having a multi-fuel stove set within the chimney breast with a tiled hearth and wooden surround. Radiator and double glazed bay window to the front elevation.



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## **Sitting Room** 8' 0" x 18' 8" (2.45m x 5.70m)

A versatile reception room having two radiators, double glazed window to the side elevation and a further porthole style window to the side elevation.

## **Dining Room** 16' 6" x 10' 8" (5.04m x 3.24m)

Having a gas fire set within a marble hearth with a wooden surround, radiator, wood effect laminate floor, double glazed window to the side elevation and double glazed sliding door giving views and access to the rear garden.



## **Kitchen** 16' 11" x 14' 3" (5.15m x 4.35m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with double cooker hood over, washing machine, dishwasher and fridge. Wood effect laminate floor, radiator, double glazed window to the rear elevation and double glazed double doors giving views and access to the rear garden.



## **Utility Room** 2' 11" x 6' 3" (0.89m x 1.91m)

Having a wall mounted gas central heating boiler and wood effect laminate floor.

## **First Floor Landing**

A spacious landing with a staircase leading to the second floor. Radiator and double glazed window to the rear elevation.

## **Bedroom Two** 10' 11" x 11' 10" (3.32m x 3.60m)

A generous sized double bedroom with a radiator and double glazed window to the front elevation.



## **Bedroom Three** 11' 9" x 10' 8" (3.59m x 3.26m)

A further double bedroom having a radiator and double glazed window to the rear elevation.

## **Bedroom Four** 10' 6" x 8' 10" (3.21m x 2.68m)

Yet again, a further double bedroom with a radiator and double glazed window to the front elevation.

## **Shower Room** 5' 8" x 5' 7" (1.72m x 1.70m)

Having a white suite comprising of a shower cubicle with fitted electric shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Radiator, part tiled walls, tiled floor and double glazed window to the rear elevation.





## **Family Bathroom** 6' 5" x 6' 4" (1.96m x 1.94m)

Having a white suite comprising of a panelled bath with mains shower over and chrome mixer tap, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled effect floor, radiator and double glazed window to the front elevation.

## **Second Floor**

### **Bedroom One** 12' 1" x 11' 3" (3.69m x 3.44m) – with restricted head height

Having a radiator and two double glazed skylight windows to the rear elevation.

### **Ensuite** 7' 0" x 7' 4" (2.13m x 2.23m)

Being accessed from a staircase from the first floor landing, the open plan ensuite includes a shower cubicle with mains fitted shower, wash hand basin set into a vanity unit with cupboard beneath and close coupled WC. Wood effect flooring and double glazed skylight window to the rear elevation.



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## Outside - Front

The property is approached over a block paved driveway which provides ample off-road parking for several vehicles and there is a lawned garden with a variety of mature hedges, shrubs and mature tree. The driveway leads to:

## Garage

Having double wooden doors to the front, power and lighting.

## Outside - Rear

Being approached through gated side access, the superb rear garden includes a paved seating area which overlooks the remainder of the garden being mainly laid to lawn with various beds having a variety of shrubs and trees and the garden enjoys stunning views over the adjoining countryside.



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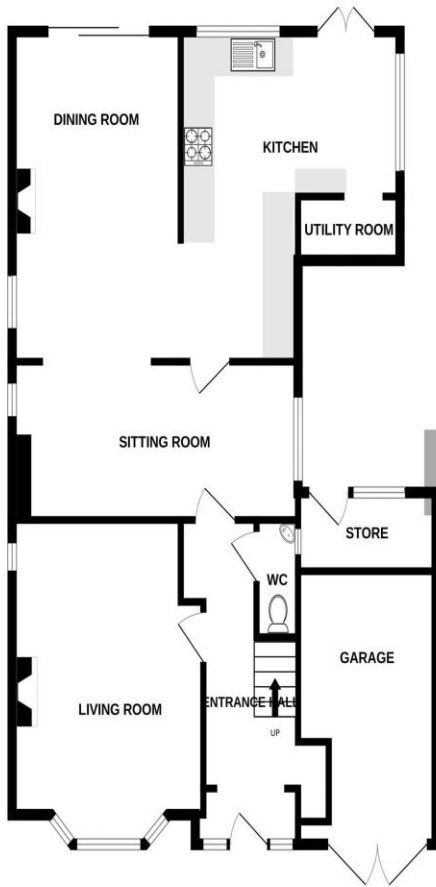
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		



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