



28 The Coppice, Blackburn

£525,000 Freehold

OUTSTANDING SIX BEDROOM DETACHED HOME IN BEARDWOOD WITH NO CHAIN DELAY Presented to the market as a blank canvas to create your dream home, this stunning property with vast footprint has sensational potential to add value, or even extend.

Council Tax band: F

Tenure: Freehold



Upon entering, a large central hallway provides access to each of the downstairs rooms. Two separate reception rooms offer versatile living spaces ideal for both relaxation and entertaining and boast to the potential to be used as lounges, dining rooms, or children's play room. The ground floor further impresses with a large kitchen leading to the rear garden where the potential for expansion is endless. The double garage sits adjacent to the kitchen and possesses a large area to convert for those looking for development opportunities. Completing the downstairs is convenient wc, ideal for large families and guests.

Head upstairs and you'll find an impressive layout where the central landing provides access to each of the six bedrooms and family bathroom including master with en-suite. The splendid layout offers a blank canvas to make the property your own and add value with simple cosmetic improvement.

Outside, the property boasts extensive driveway parking to the front, complemented by a front garden. A large private rear garden, offering ample opportunities for outdoor entertainment, relaxation. Tucked away on a quiet cul-de-sac, this residence presents an exclusive feel with privacy. With its generous proportions and thoughtful amenities, this property is expected to be popular.



Other

Tiled flooring, double glazed uPVC window and door.

Hallway

Carpet flooring, ceiling coving, stairs to first floor, panel radiator, storage cupboard.

Lounge

Carpet flooring, ceiling coving, open fire with marble hearth and wood surround, x2 double glazed uPVC windows, x2 panel radiators, doors leading into dining room.

Dining Room

Carpet flooring, ceiling coving, double glazed uPVC windows and door leading to the rear garden, panel radiator.

Wc

Laminate flooring, two piece in white with tiled splash backs, frosted double glazed uPVC window, panel radiator.

Kitchen

Laminate flooring, fitted wall and base units with contrasting work surfaces, sink and drainer, space for dishwasher, washing machine and fridge freezer, tiled splash backs, space for Rangemaster cooker, extractor fan, space for dining table, ceiling spot lights, double glazed uPVC window and door to the rear garden, panel radiator.

Landing

Carpet flooring, ceiling spot lights, velux window, loft access, x2 storage cupboards, panel radiator.

Bedroom 1

Carpet flooring, ceiling coving, fitted wardrobes, x2 double glazed uPVC windows, panel radiator.

En Suite

Tiled flooring, three piece in white with mains fed shower enclosure, vanity unit housing basin and wc, tiled floor to ceiling, frosted double glazed uPVC window, panel radiator.

Bedroom 2

Double bedroom with laminate flooring, ceiling coving, ceiling spot lights, x2 double glazed uPVC windows, x2 panel radiators.

Bedroom 3

Double bedroom with carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Bedroom 4

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bedroom 5

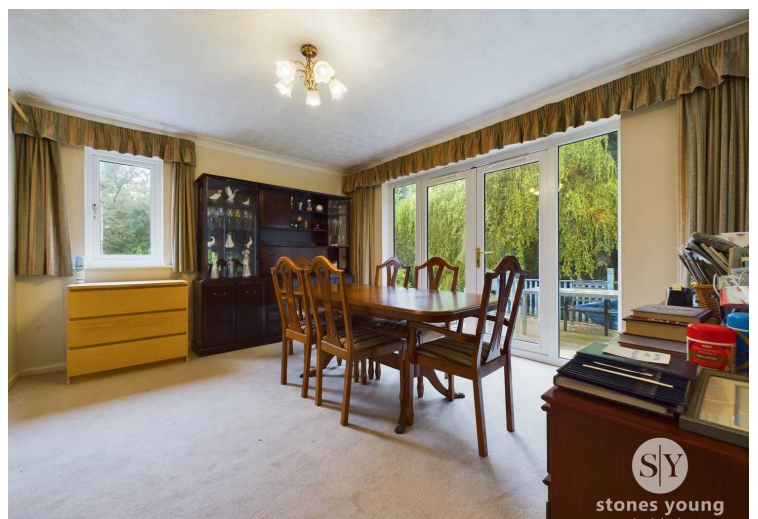
Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bedroom 6

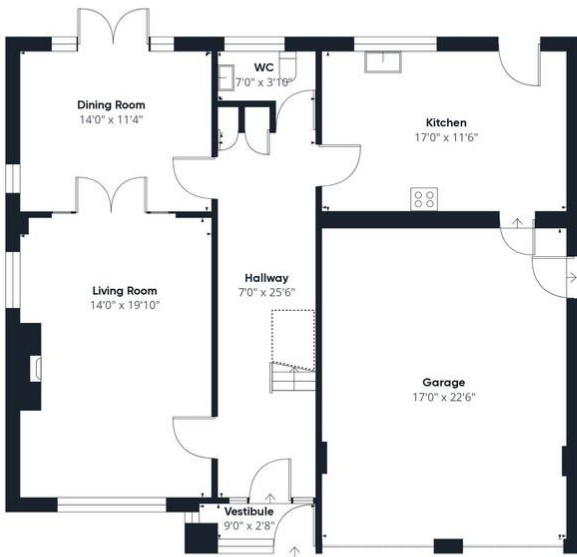
Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

Laminate flooring, three piece in white with electric shower over bath, tiled splash backs, frosted double glazed uPVC window, towel radiator.







Floor 0



Floor 1

Approximate total area⁽¹⁾
2389.05 ft²
Reduced headroom
15.18 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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