

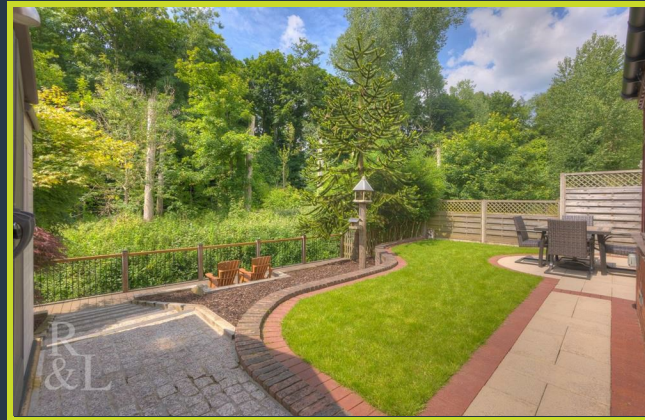


8 Coopers Close

| DE12 8AX | Guide Price £425,000

**ROYSTON
& LUND**

- Guide Price £425,000 to £445,000
- Four Double Bedrooms
- Stunning Integrated Kitchen With Utility Room
- West Facing Landscaped Garden Backing Onto Brook
- EPC Rating D - Freehold
- Detached Family Home
- Bay Fronted Lounge With Media Wall
- Bathroom + En-suite + Downstairs WC
- Immaculately Presented
- Council Tax Band E





Guide Price £425,000 to £445,000

Royston and Lund are delighted to bring to the market this beautifully presented four bedroom detached family home in Acresford. Tucked away towards the end of a quiet cul de sac, this home has been finished to a high standard throughout and backs onto a brook to the rear. Situated with fantastic transport links for the A42, Ashby de la Zouch and Burton on Trent.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, kitchen/diner and stairs to the first floor. The lounge features a media wall and a bay window towards the front. The kitchen has a range of sleek units with underlights and fully integrated appliances including a double oven, microwave, warming drawer, fridge, freezer and a dishwasher with a separate utility room. Both the kitchen diner and fully tiled and insulated hardwood conservatory have underfloor heating.

To the first floor there are four double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom, bedroom three and the fourth bedroom all have built in wardrobes and there is also an en-suite shower room off the main bedroom.

To the front of the property there is off street parking and a single garage that has an extra utility area. To the rear there is a beautiful landscaped garden that has a raised patio area, lawn and steps down to a seating area that backs onto the brook.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

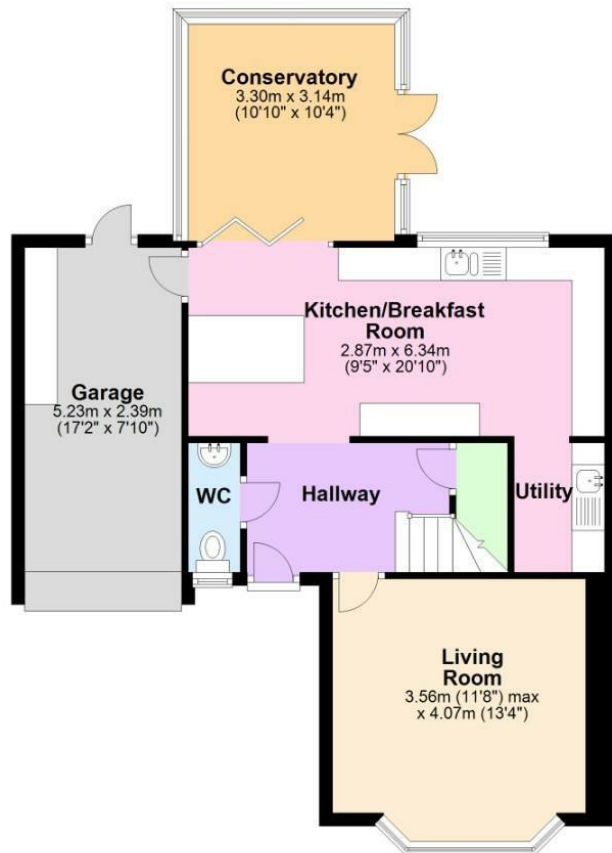
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

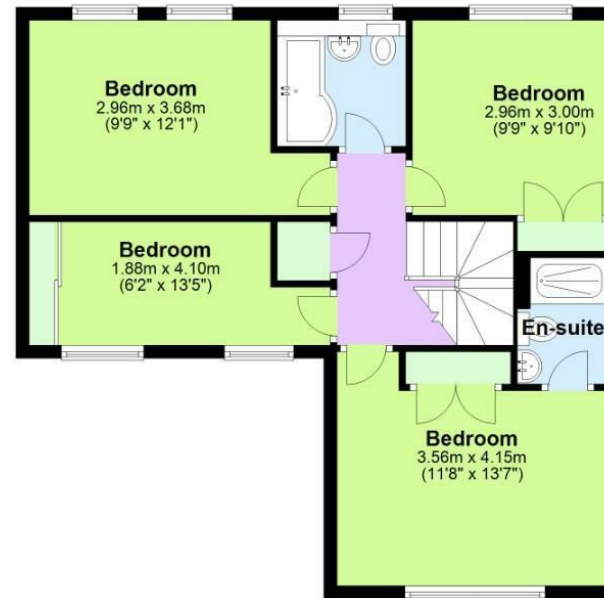
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 70.3 sq. metres (757.0 sq. feet)



First Floor
Approx. 58.8 sq. metres (633.2 sq. feet)



Total area: approx. 129.2 sq. metres (1390.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND