



7, The Coppice, Barnby Moor, DN22 8QY



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£450,000

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7, The Coppice, is a stunning family home nestled in the desirable village of Barnby Moor. This beautifully presented property offers a blend of modern living and a peaceful setting, perfect for families seeking both comfort and style. The home has been thoughtfully designed and benefits from high-quality finishes throughout.





### Hall 3.87m x 2.33m (12'8" x 7'7")

A double panel radiator and stairs leading to first floor.

### Living room 3.74m x 4.99m (12'4" x 16'5")

The lounge features a double glazed window to the front aspect, two double panel radiators, broadband and TV points, and sliding double glazed doors leading to the sunroom. A further double glazed window face the right side aspect. Wood flooring extends throughout.



### Lounge area 3.34m x 3.11m (11'0" x 10'2")

Wood flooring extends throughout sliding double glazed doors leading to the sunroom. A double glazed window to right aspect.

### Kitchen 3m x 4.19m (9'10" x 13'8")

The kitchen features a double glazed window overlooking the rear aspect and sunroom, a 'Butler-style 1 and 1/2 bowl sink with a mixer tap, and plumbing and space for a dishwasher. A 'Bosch' electric induction hob, a 'Neff' extractor fan, and floor and wall mounted units under a 'Corian' worksurface are installed. Integrated appliances include a fridge freezer and a double oven. A partial island with overhead cupboards and a floor



cupboard provides additional storage and workspace. 'Amtico' flooring throughout.

### Sun room 3.74m x 8.53m (12'4" x 28'0")

This space has two sets of bi-fold windows/doors to the rear aspect, eight rooflights, a large window leading into the kitchen, and tiled flooring. Wet underfloor heating.

### Utility 2.38m x 3.69m (7'10" x 12'1")

It is fitted with wall and floor mounted cupboards under a 'Corian' worksurface and has 'Amtico' flooring throughout. A double glazed window overlooks the rear aspect, and a stable-type door with an obscure glass window leads to the side. Plumbing and space are provided for a washing machine.

### Bathroom 1.87m x 3.66m (6'1" x 12'0")

The bathroom comprises a panel bath with a mixer tap, a double glazed window to the side aspect, a wash hand basin mounted on a wooden cabinet, floor-to-ceiling tiles, grey tiling throughout, an electric flushing toilet, a shower with wall-mounted shower unit, and a double panel radiator. 'Roper Rhodes' furniture and electric under floor heating.









**Bedroom three** 3.53m x 3.69m (11'7" x 12'1")

Double panel radiator and a double glazed window to the front aspect.

**Bedroom one** 3.91m x 3.69m (12'10" x 12'1")

Double glazed windows to the front aspect, a double panel radiator, and a TV point.

**Landing** 4.14m x 2.38m max (13'7" x 7'10")

**Shower room** 2.61m x 1.51m (8'7" x 5'0")

Floor-to-ceiling tiles, tiled flooring, a double panel radiator, a fitted wash hand basin with a mixer tap, a dual flush toilet, and a shower with a wall-mounted shower unit. 'Roper Rhodes' furniture and electric under floor heating.

**Bedroom two** 3.9m x 3.35m (12'10" x 11'0")

A double panel radiator, double glazed windows to the front aspect, and a TV point.

**Garage** 5.6m x 7.04m (18'5" x 23'1")

Light and power within.



## Garden and grounds

Lawned garden to rear. Driveaway to front and left aspect. Gravelled area to the front of the property. Air to heat pump heating and solar panels.

## Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

## Services

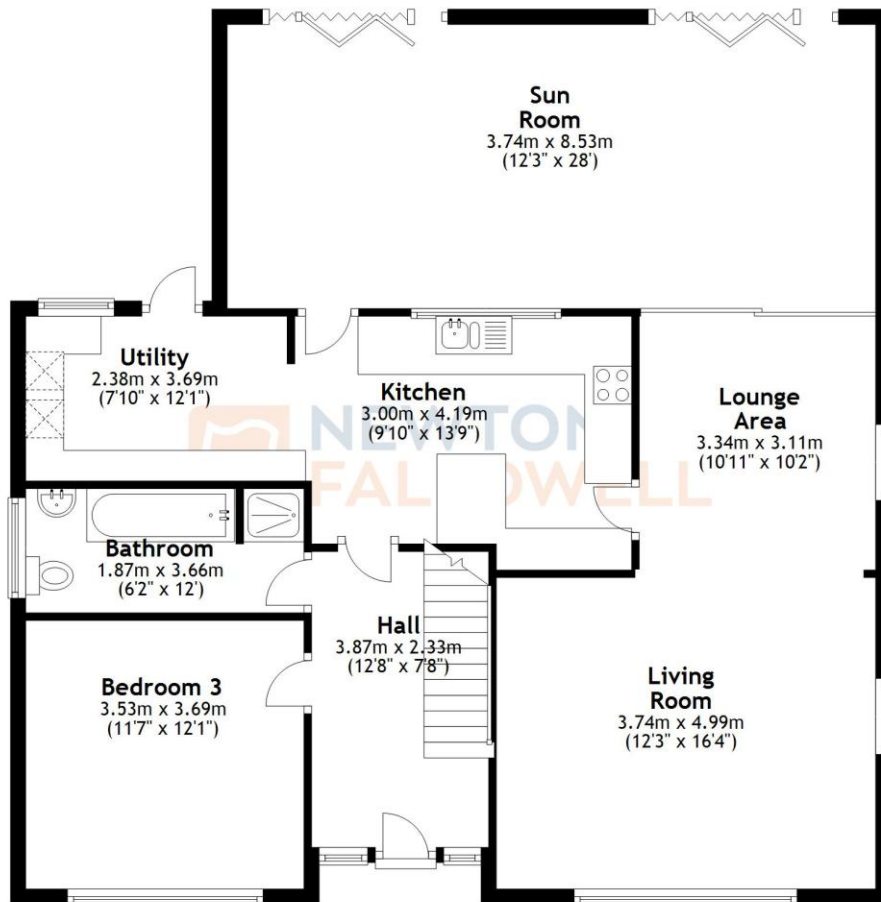
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



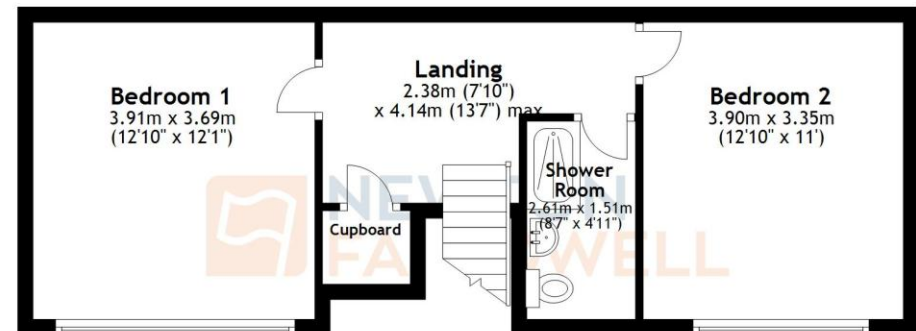




### Ground Floor

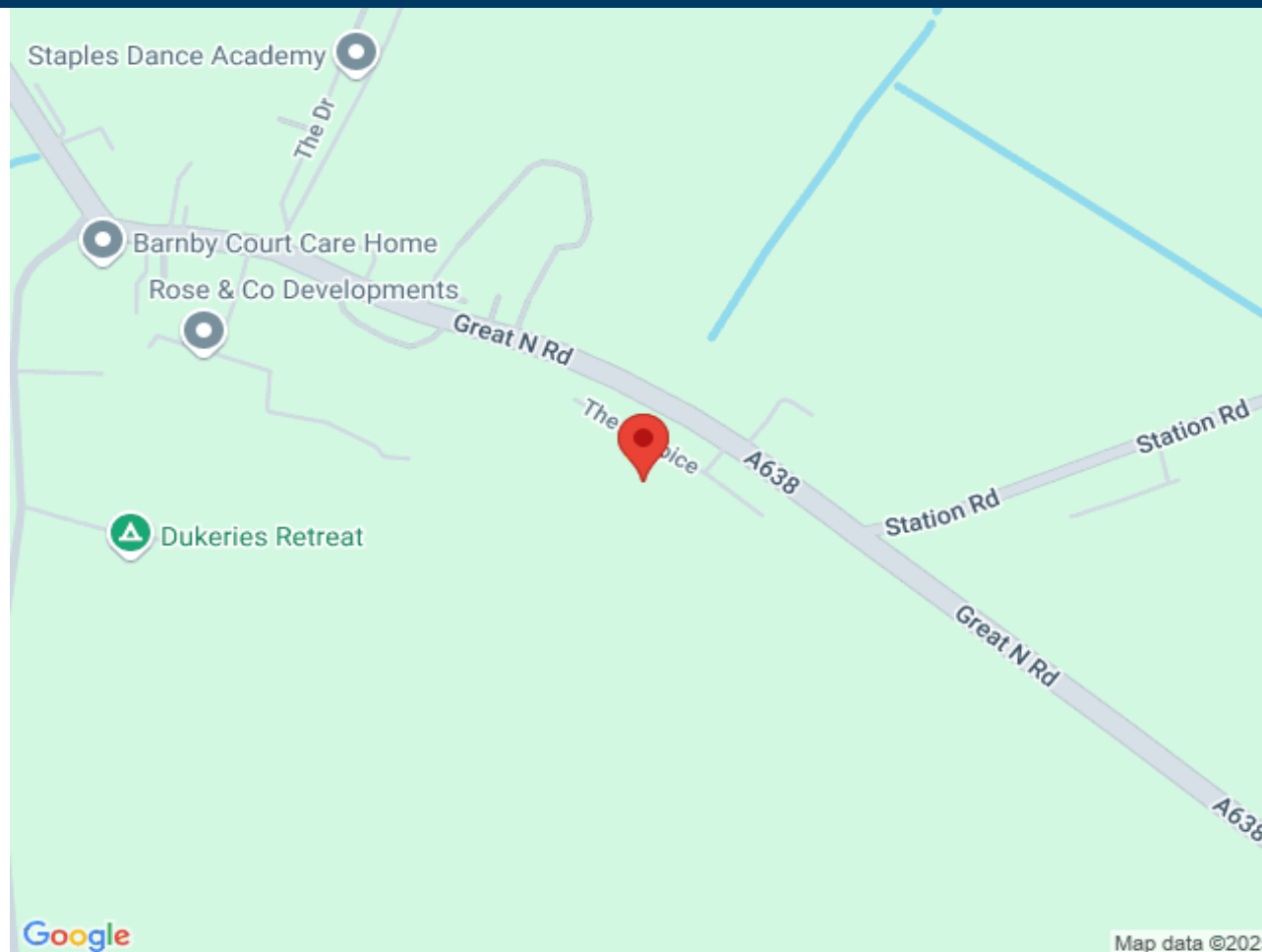


### First Floor



Total area: approx. 156.1 sq. metres (1680.1 sq. feet)





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82 B	90 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		