



Connells

Coppice Way
AYLESBURY



Property Description

The property opens to an entrance hall with elegant wooden flooring that extends into a spacious living room, enhancing the home's warm, inviting feel. The dining room, also fitted with wooden flooring, features French doors that open to the rear garden. The kitchen is modern, boasting a centre island with a gas hob and floating extraction fan, as well as a barn-style door for a charming touch. It comes equipped with an American-style fridge and offers space for a washing machine and dishwasher. The boiler is conveniently located in the loft. The bedrooms offer versatility: Bedroom one has laminated flooring, bedroom two includes a built-in cupboard, and bedroom three is also fitted with laminated flooring along with a built-in wardrobe for ample storage.

The family bathroom features a shower cubicle and tiling underfoot for added comfort. Outside, the front driveway includes an EV charger and a well-maintained lawn, with the potential for extension if desired. The rear garden boasts composite decking with built-in lighting, a laid lawn, and enclosed fencing for privacy. A converted garage adds even more functional space, equipped with an electric radiator and a shower room featuring a WC, wash hand basin, and partial tiling underfoot.

One of the standout features of this property is the solar panel installation. These panels not only reduce the household's carbon footprint but also lead to significant savings on energy bills.

Entrance Hall

Door to front wooden flooring & radiator

Living Room

13' 30 max x 12' 40 max (3.96m 30 max x 3.66m 40 max)

Window to front, wooden flooring and radiator

Dining Room

10' 89 max x 7' 87 max (3.05m 89 max x 2.13m 87 max)

French doors to rear, wooden flooring and radiator

Kitchen

11' 31 x 7' 49 (3.35m 31 x 2.13m 49)

Barn style door to rear and window to rear. Tiling underfoot. Wall and base units, space for washing machine, dishwasher & American fridge. Sink/drain. Centre island with gas hob and floating extractor fan.

Landing

Laminated flooring, loft access, boiler in loft, part boarded

Bedroom One

15' 29 x 8' 97 (4.57m 29 x 2.44m 97)

Window to front, laminated flooring and radiator.

Bedroom Two

9' 09 max x 9' 16 max (2.74m 09 max x 2.74m 16 max)

Window to rear, laminated flooring cupboard

Bedroom Three

9' 60 x 6' 44 (2.74m 60 x 1.83m 44)

Window to front, laminated flooring, built in storage wardrobe

Bathroom

Window to rear, part tiling, WC, wash hand basin, shower cubical, tiling underfoot, towel rail

Garage Shower Room

WC, shower cubical, tiling underfoot part tiling extractor fan

Front Garden

Driveway & laid lawn, potential to extend

Rear Garden

Composite decking with fitted lighting, laid lawn and enclosed fencing.

Parking

Driveway with EV charger allocated driveway

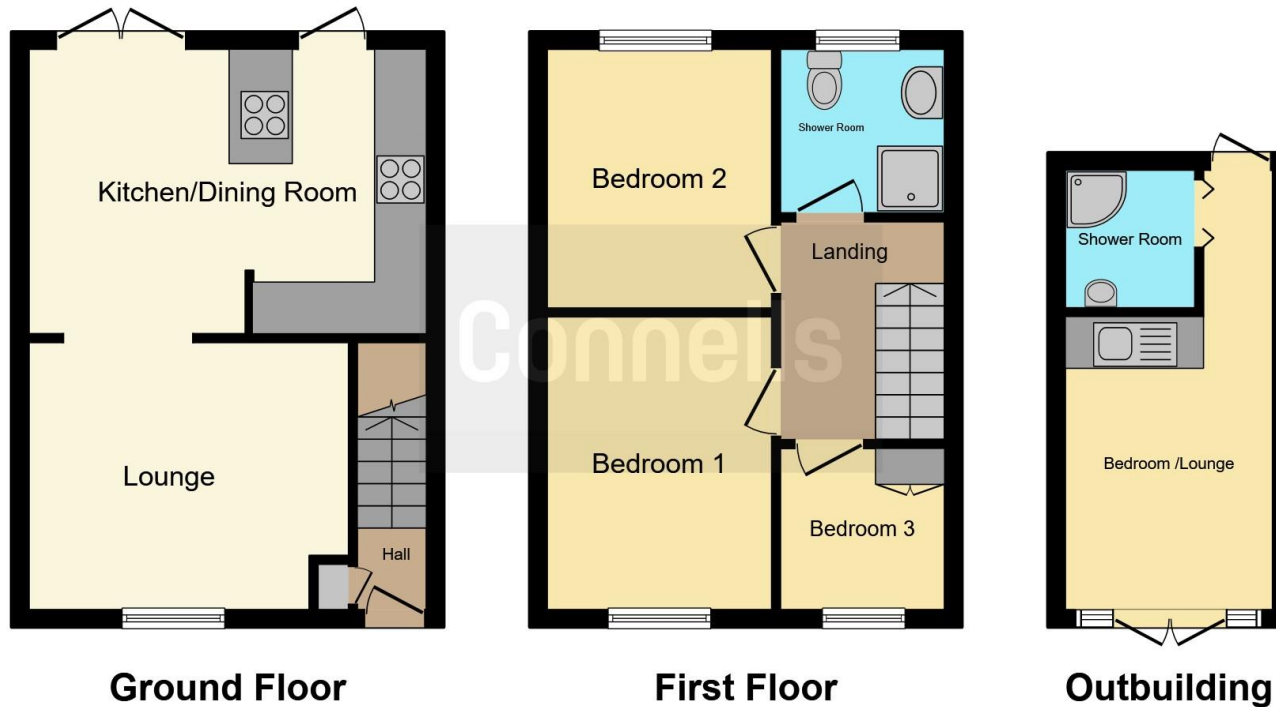
Special Features

12' 66 x 8' 13 (3.66m 66 x 2.44m 13)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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