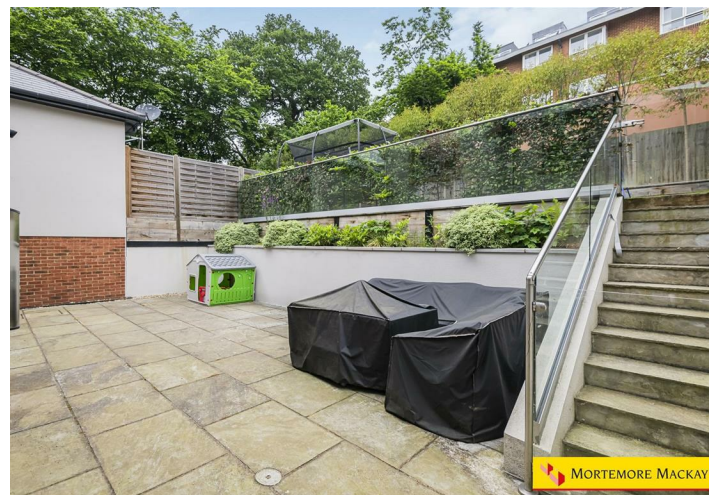




THE COPPICE, EN2 7BY



£1,400,000 Freehold

- DETACHED HOUSE
- IMPRESSIVE OPEN PLAN LIVING/KITCHEN
- UTILITY ROOM
- THREE BATHROOMS
- DRIVEWAY
- FOUR BEDROOMS
- TWO FURTHER RECEPTION ROOMS
- DOWNSTAIRS WC
- INTEGRAL GARAGE
- PRIVATE REAR GARDEN

Property Details

Mortemore Mackay are pleased to offer for sale this detached family house built circa 2019. The living accommodation is arranged over two floors and extends to 2,229 square feet, there are four good size bedrooms, the main suite has a dressing room and an en-suite, there is a further en suite and family bathroom. The ground floor has an impressive hallway and has an impressive open plan living/kitchen area, two further reception rooms, a utility room and a downstairs wc. There is also an integral garage approached via a driveway and a private landscaped rear garden.



Approximate Gross Internal Area 2229 sq ft – 207 sq m
 Ground Floor Area 1107 sq ft – 103 sq m
 First Floor Area 1122 sq ft – 104 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 92 | 92 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

