

Copelands Road, NN14 2QF



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.



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- 3 Double Bedrooms
- Detached Family House
- Good Sized enclosed rear garden
- Triple Glazing to Windows
- Two separate reception rooms
- NO CHAIN
- Off road parking for 3 cars

PRICE
£310,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ****Offered with NO CHAIN and situated at the end of a popular cul-de-sac is this impressive 3 double bedroom detached family home. This larger than average property (for it's house type) offers a full width lounge to the rear, an 18ft extended kitchen / breakfast room and boasts a ensuite to the master room and a 4 piece family bathroom. Outside there is a block paved driveway for 3 cars plus a good size private enclosed rear garden. Viewing is strongly recommended.

ENTRANCE HALL

Enter via double glazed door to side, panelled doors to Cloakroom/Wc, Kitchen/Dining Room, storage cupboard and opening into Lounge/Sitting Room, stair case raising to first floor landing, ceramic tiled flooring and double panelled radiator

CLOAKROOM/WC

Obscured double glazed window to side, low level WC, pedestal wash hand basin, tiling to water sensitive areas. Continuation of ceramic tiled flooring

LOUNGE/SITTING ROOM

17'1" x 13'0" (5.22m x 3.98m)
Having triple glazed window to rear with double glazed French doors to rear offering outlook and access to rear garden, laminated wood block style flooring and double panelled radiator

KITCHEN/DINING ROOM

16'6" x 7'3" (5.03m x 2.22m)
Having triple glazed window to front and side, Range of refitted high and base level cupboard units with complimentary wood block effect work tops to include breakfast bar area and seating. Stainless steel sink and half drainer. integrated appliances to include electric oven, gas hob with stainless steel extractor fan and Built in washer / dryer, dishwasher , continuation of ceramic tiled flooring continuing through to dining area having two double panelled radiators

LANDING

Having obscured double glazed window to side, panelled doors to Three Bedrooms and Bathroom, loft access.

BEDROOM ONE

11'1" x 13'0" (3.4m x 3.98m)
Having two triple glazed windows to front with two radiators under, panelled door to En-Suite.

EN - SUITE

Having obscured triple glazed window to side, three piece suite comprising shower cubicle, low level Wc and pedestal wash hand basin, tiling to walls and ceramic tiled floor and chrome heated towel rail/radiator

BEDROOM TWO

8'9" x 10'6" (2.67m x 3.22m)
Having triple glazed window to rear with double panelled radiator under

BEDROOM THREE

10'7" x 8'0" (3.23m x 2.46m)
Having triple glazed window to rear with double panelled radiator under.

BATHROOM

Having obscured triple glazed window to side. Four piece suite comprising of panel bath. Low level WC, double shower cubicle. and pedestal wash hand basin. tiling to walls, Heated chrome towel rail/radiator. Inset spotlights to ceiling. Ceramic tiled flooring.

OUTSIDE FRONT

The front of the property offers hard standing block paved driveway providing off road parking for several vehicles, leading to entrance door and side of the property and rear garden

OUTSIDE REAR

The rear garden is larger than average with immediate patio area stepping onto mainly laid to lawn garden , and is enclosed with wooden fence perimeters.

