



52 Coppice Drive, Craven Arms, SY7 9RQ
Offers In The Region Of £395,000

















This well appointed four-bedroom detached bungalow that offers a perfect blend of comfort and style. The thoughtfully designed accommodation features a spacious reception hall leading to a bright and airy living dining room, ideal for entertaining. Kitchen breakfast room and a convenient utility space. This bungalow boasts three generously sized double bedrooms, including an ensuite shower room in the master suite, along with a versatile fourth bedroom that can serve as a study.

Outside, you'll find ample driveway parking and a fantastic double garage, perfect for additional storage or hobbies. The wellappointed garden, perfect for relaxation and gatherings. Conveniently located within easy reach of Craven Arms town centre, residents will enjoy access to a variety of useful amenities. This property truly offers a wonderful opportunity for comfortable living in a desirable location. No onward chain

- 4 Bedroom Bungalow
- Fantastic Locationn
- · Double garage & Driveway Parking
- · Upgraded Bathroom & Ensuite
- · Lovely Garden
- · Kitchen & Utility

#### Covered Porch

and front door opens into a large

# Reception Hallway

with door into good sized storage cupboard with hanging rail, wall mounted radiator and door into large airing cupboard housing the hot water cylinder and shelving fitted

# Sitting Room

having a feature fireplace with gas fire fitted, 2 wall mounted radiators and windows to front and side elevations and sliding doors opening to the patio onto the rear garden

## Kitchen / Breakfast Room

having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is an integrated 4-ring gas hob with extractor positioned above, integrated oven and planned space for fridge / freezer, integrated dishwasher and single bowl sink and drainer unit, wall mounted radiator and window to rear elevation.

## Utility Room

having base cupboards, wall cupboards and drawers matching those of the kitchen, single bowl sink and drainer unit, planned space for washing machine and tumble dryer and also in here is the Worcester Bosch gas fired boiler with window to side elevation and door accessing the rear garden

## Bedroom I

having large wardrobe, wall mounted radiator and window to rear elevation

## **En-suite Shower Room**

which has been recently upgraded to include tiled floor, extensively tiled walls, wc and wash hand basin to vanity cabinet and large walk-in shower unit with chrome heated towel rail and window to side elevation

#### Bedroom 3

having wall mounted radiator and window to side elevation

## **Bathroom**

having tiled floor, extensively tiled walls, wc, wash hand basin with half pedestal and bath and walk-in shower unit in a suite of white, wall mounted radiator and window to side elevation

## Bedroom 2

having fitted wardrobe with hanging rail and shelving fitted, wall mounted radiator and bay window to frontage

# Bedroom 4 / Study

having wall mounted radiator and window to frontage

#### Outside

The property is approached via a tarmac driveway with parking for up to 4 vehicles. There is also a fantastic double garage with 2 electric roller doors fitted, light and power and ingle access door from the rear garden and window to rear elevation. The majority of the front garden is laid to lawn with a range of mature shrubs and plants. Gated side access then leads to the rear of the property which is of a very good size with patio directly off the rear of the property which is ideal for summer dining, a range of beds with mature shrubs and plants and the boundaries are made up of high board fencing and hedging

## Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. All windows are double glazed. Flood risk – No risk. Broadband speeds: Basic 17 Mbps, ultrafast 76 Mbps, Superfast 950 Mbps

## Local Authority

Shropshire Council

Council tax Band - E

#### Tenure

The proeprty is Freehold

# Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### Referral

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# Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

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