



Asking Price £220,000

Situated within the popular location of Coppice Gardens in Crownhill, this spacious four-bedroom end-terrace home offers flexible family living across two well-proportioned floors. The property is ideally positioned close to local shops, schools, transport links and green spaces, making it a superb choice for families or those seeking a home with versatile accommodation. Upon entering via the storm porch, you're welcomed into a bright lobby area leading to a ground-floor shower room and bedroom four, ideal as a guest suite, home office or for multigenerational living. The open-plan dining room is generously sized and serves as the heart of the home — perfect for family gatherings and entertaining. Double doors open into a spacious sitting room, featuring sliding patio doors that lead out to the low-maintenance rear garden with raised decking — an excellent space for outdoor dining or relaxation.

The fitted kitchen offers an excellent range of storage units, worktops, and space for appliances, with direct access to the rear garden for added convenience. Upstairs, the property boasts three further bedrooms, including a large main bedroom, all served by a shower room. Storage cupboards on the landing add practicality and help keep the home organised. Externally, the enclosed rear garden has been landscaped for ease of maintenance, incorporating a combination of paved and decked areas, with space for potted plants and seating. This versatile home offers excellent scope for personalisation and represents superb value in one of Crownhill's most popular residential areas.

Coppice Gardens, Crownhill, PL5 3DB

Accommodation Comprises

Ground Floor

Storm Porch / Lobby: Enclosed entrance providing access to the WC and Bedroom 4.

Cloakroom / WC: Fitted with low-level WC and wash basin; conveniently located for ground-floor use.

Bedroom 4 / Study: 9`3" x 7`8" (2.8m x 2.3m) – a flexible room ideal as a guest bedroom, home office, or hobby space.

Dining Room: 19`10" max x 10`5" (6.0m max x 3.2m) – a generous central living area with stairs to the first floor, storage cupboards, and double doors through to the sitting room.

Sitting Room: 15`4" x 11`1" (4.7m x 3.4m) – bright reception room with sliding patio doors opening to the rear garden.

Kitchen: 9`10" x 8`5" (3.0m x 2.6m) – modern fitted units, ample worktops, integrated cooker hood, and door to rear garden.

First Floor

Bedroom 1: 13` x 8`6" (4.0m x 2.6m) – a good-sized double bedroom with front aspect.

Bedroom 2: 11`1" x 10`1" (3.4m x 3.1m) – spacious double room overlooking the rear.

Bedroom 3: 8` x 7`6" (2.4m x 2.3m) – ideal as a child`s room or study.

Shower Room: Modern suite comprising large walk-in shower, WC, wash basin, and window for natural light.

Landing: Access to loft space and two storage cupboards.

Exterior

Rear Garden: Enclosed, low-maintenance area with patio and raised decking – perfect for outdoor seating and entertaining.

Front: Small planted section and access path to the storm porch.

Viewing Arrangements

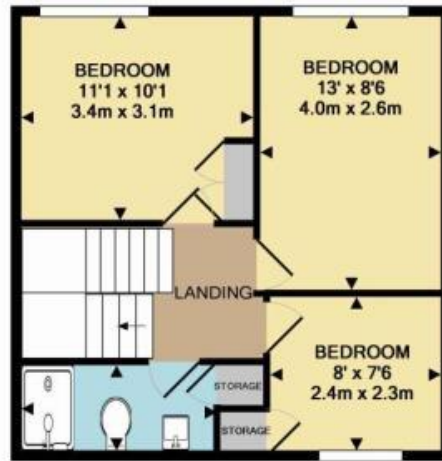
Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

