



- Sought After Ashby Location
- Beautifully Presented Throughout
- Detached Family Home
- 3 Bedrooms
- 18ft5 Open Plan Kitchen
- Conservatory
- Ample Off Street Parking
- Impressive Outdoor Bar & Entertaining Garden

Copse Road, DN16 3HW,  
£249,950







Starkey&Brown are delighted to offer for sale this detached family home in the popular location of Ashby. The immaculately presented accommodation briefly comprises of 3 bedrooms and a family bathroom to the first floor, whilst downstairs boasts an entrance hallway, bay fronted lounge and kitchen with island unit opening into conservatory. The property sits on a good size corner plot with a block paved driveway to the front providing off street parking for multiple vehicles, additional parking is available to the side of the property in front of the garage. The garage has been converted into an impressive home bar, there's also a large covered seating area, creating a fantastic entertaining space. The remaining garden is low maintenance and block paved with built in seating area. The property sits in an ideal location with a range of amenities, schools and bus routes all within walking distance. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: C





### Hallway

Having double glazed door to the front aspect, stairs rising to the first floor and radiator.

### Lounge

11' 9" x 13' 3" into bay (3.58m x 4.04m)

Having double glazed bay window to the front aspect, radiator, feature fireplace, coved ceiling and double doors into kitchen/diner.

### Kitchen/Diner

18' 5" x 12' 3" (5.61m x 3.73m)

Having double glazed window to the rear aspect, door into conservatory, radiator, wall and base units with work surfaces over, inset sink and drainer unit, space for Rangemaster cooker, coved ceiling and island unit.

### Conservatory

10' 9" x 9' 5" (3.27m x 2.87m)

Having double glazed windows to the rear and side aspects, double glazed door to the side aspect and radiator.

### First Floor Landing

Having double glazed window to the side aspect, storage cupboard, coved ceiling and loft access.

### Bedroom 1

12' 3" x 14' 4" (3.73m x 4.37m)

Having double glazed window to the front aspect, radiator, coved ceiling and fitted wardrobes.

### Bedroom 2

10' 10" x 11' 5" (3.30m x 3.48m)

Having double glazed window to the rear aspect, radiator and coved ceiling.

### Bedroom 3

7' 5" x 9' 1" (2.26m x 2.77m)

Having double glazed window to the front aspect, radiator, coved ceiling and built in cupboard.

### Family Bathroom

7' 5" x 5' 5" (2.26m x 1.65m)

Having two double glazed windows to the rear aspect, P shaped panelled bath with rainfall shower over, wash hand basin, WC, heated towel rail and coved ceiling.

### Outside Front

Double gates to the front provide access to a block paved driveway with off street parking for numerous vehicles. There's a hedged surround and a gate to the side leading to the rear garden. There's also an additional parking space to the side of the property in front of the garage.

### Outside Rear

The low maintenance rear garden offers an excellent degree of privacy and is mostly block paved with raised decking seating areas and a large covered seating area with access to the bar.

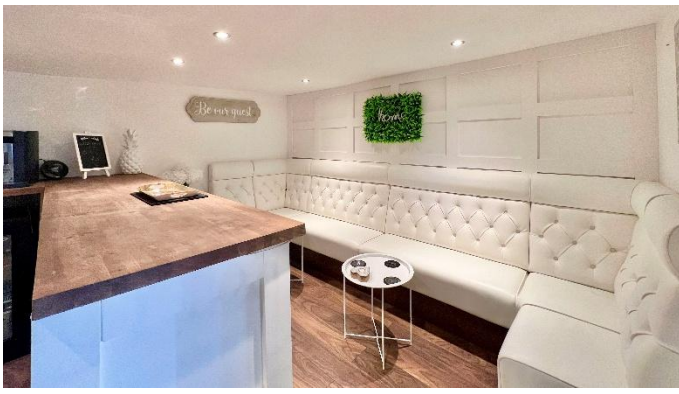
### Outdoor Home Bar

11' 3" x 11' 6" (3.43m x 3.50m)

Garage conversion having ceiling spotlights, electric supply, media wall and built in seating area.

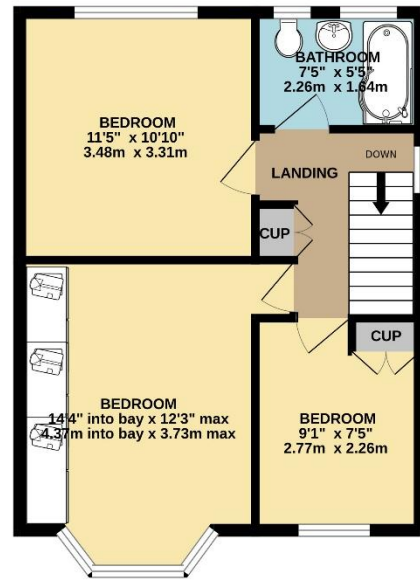
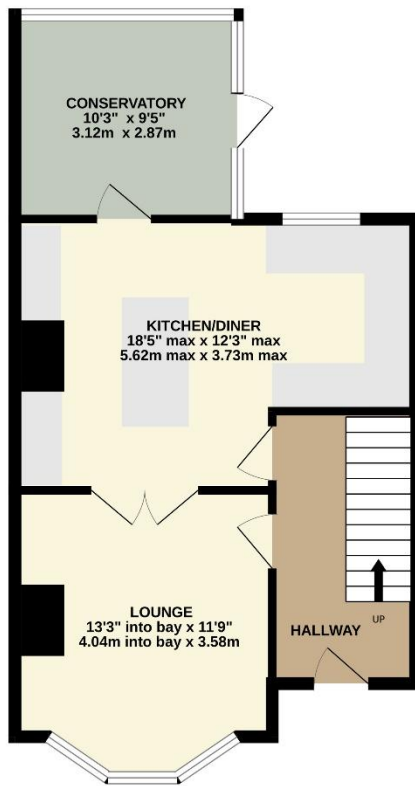






GROUND FLOOR

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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