



55 Coppice Road, Willaston

Guide Price **£465,000**



in association with



55 Coppice Road

Willaston, Nantwich

This four-bedroom detached property offers well-balanced accommodation suited to family living. The ground floor features a large entrance hall with useful understairs storage, along with a spacious living room with dual aspect windows and sliding doors providing access to the rear garden. The property also benefits from a separate dining room with dual aspect windows and sliding patio doors leading out to the garden. The kitchen/dining room provides a good amount of storage and includes granite work surfaces, full height cupboards and above and below counter units, along with a breakfast bar and views over the rear garden.

A utility room is located just off the kitchen and includes plumbing for a washing machine and dryer, along with access to the side of the property. From the utility there is access to a downstairs WC, a home office to the front of the property and internal access to the integral garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

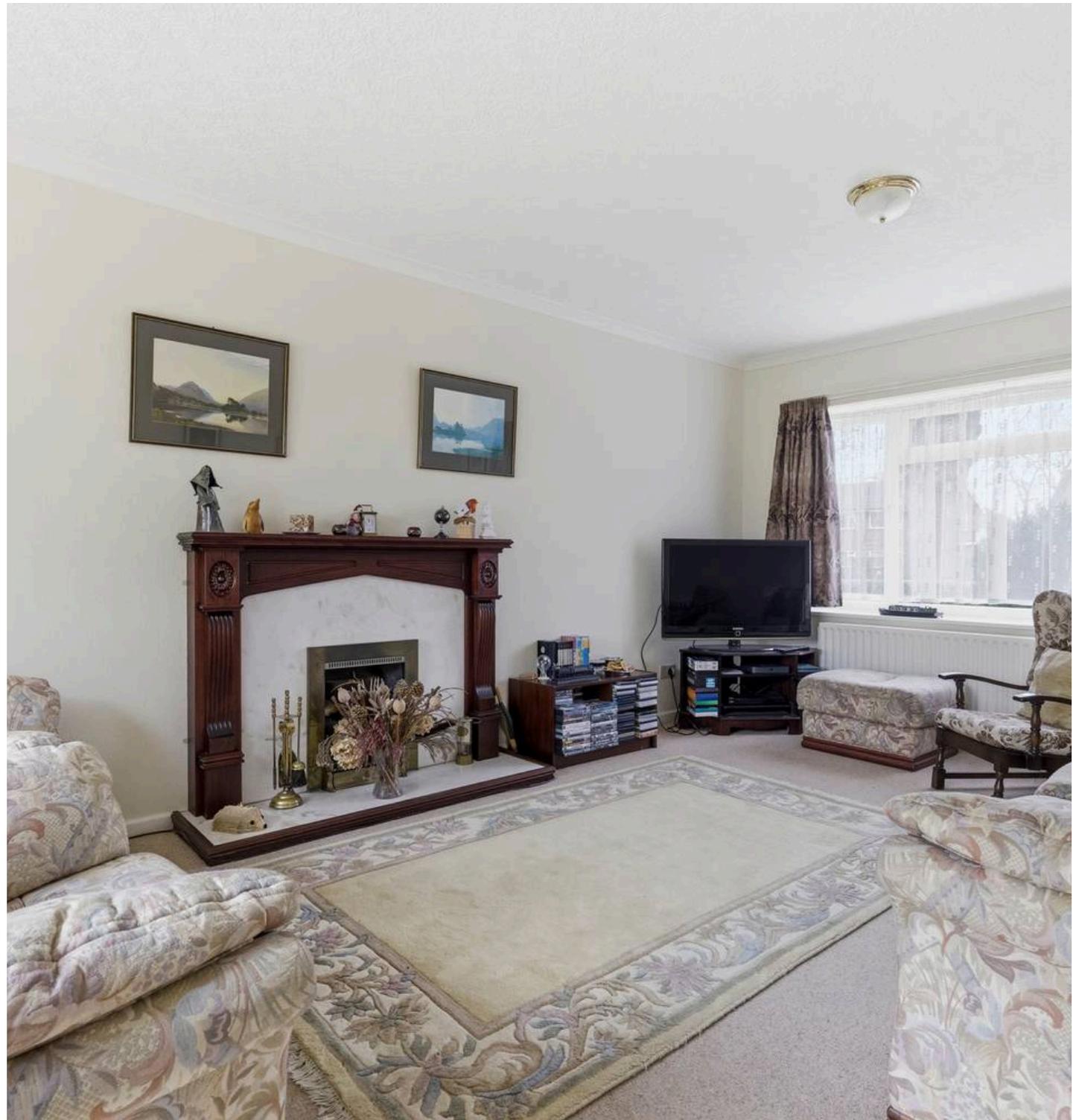
EPC Environmental Impact Rating: D



55 Coppice Road

Upstairs there are four well-proportioned double bedrooms, one of which benefit from built-in wardrobes as well as a three-piece en-suite. The property also has a family bathroom which includes a three-piece suite with an above-bath shower. Externally, the property is set back from the road and is flanked by mature trees, providing a good level of privacy. To the front there is driveway parking for two vehicles with potential to increase parking depending on any alterations made.

The rear garden includes a patio area, lawn and mature well stocked borders. The property backs onto the well-regarded Willaston Primary Academy.





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REAR GARDEN

75' 6" x 55' 9" (23m x 17m)

The rear garden includes a patio area, lawn and a small pond positioned towards the rear corner. The property backs onto the well-regarded Willaston Primary Academy.

Off street

2 Parking Spaces

Externally, the property is set back from the road and is flanked by mature trees, providing a good level of privacy. To the front there is driveway parking for two vehicles with potential to increase parking depending on any alterations made.

Features

- Four Bedroom Detached
- Set Back From The Road
- South West Facing Garden
- Open Plan Kitchen/Living Room





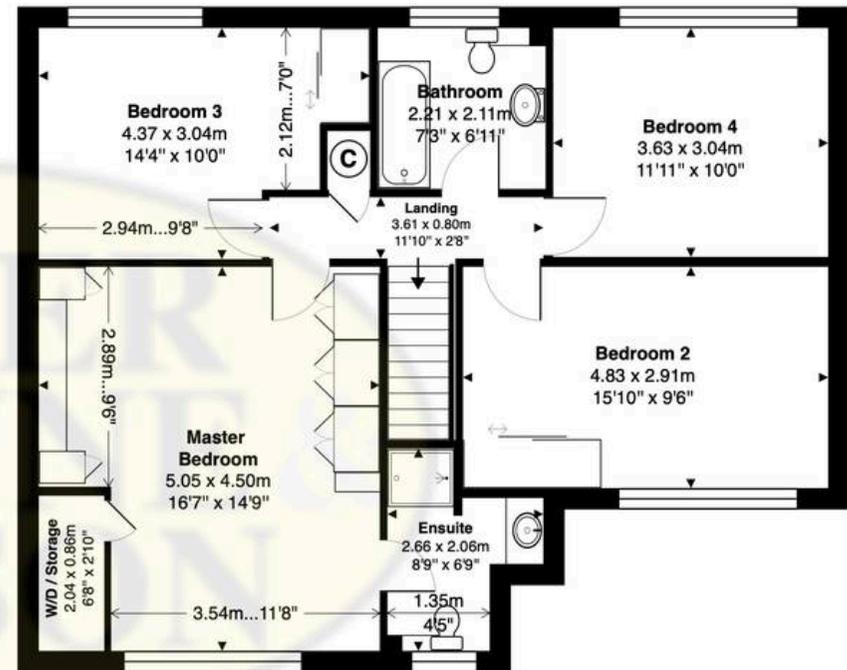
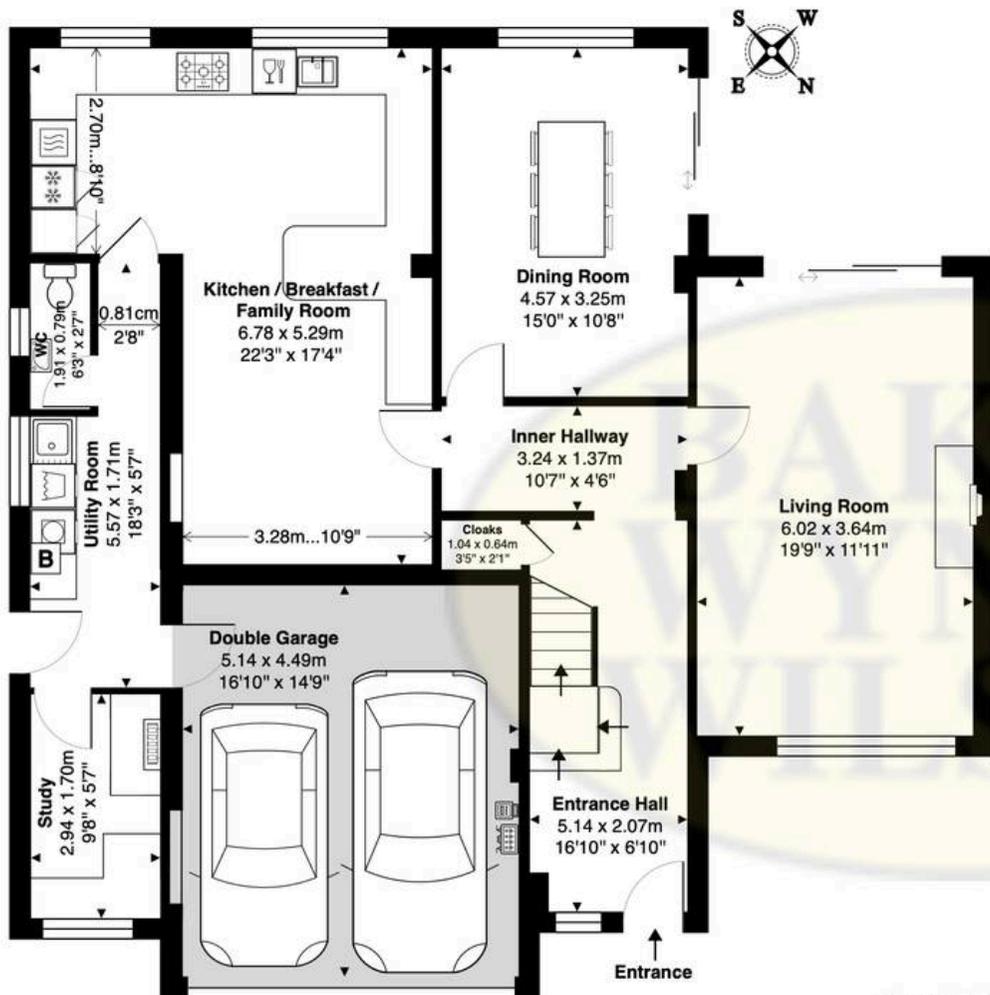
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55 COPPICE ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6QD

Approximate Gross Internal Area: 201.2 m² ... 2166 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
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