



SAMUEL WOOD

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 well-appointed 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 Location
- 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 1

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 single 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 property is Freehold

Viewings

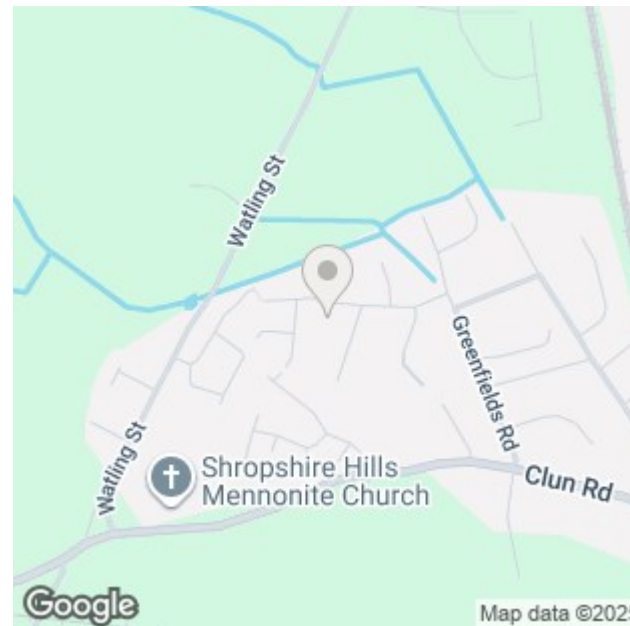
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

Referrals

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Floor Plans



Floor Plan

Garage

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