



16 Coppice Close, Derby, DE74 2YF

£235,000

Sold with no upward chain, this beautifully finished semi-detached property presents an excellent opportunity for those looking to settle in a charming community.

The home opens into an entrance hallway, providing access to the modern kitchen, a convenient downstairs WC, and a spacious, inviting living room with double doors opening out to the garden. Stairs rise from the hallway to the first floor.

Upstairs, the property offers two generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, which can remain. A well-appointed family bathroom completes the first-floor accommodation.

The current owner has thoughtfully upgraded and maintained the property to a high standard, including stylish Karndean flooring throughout the ground floor. The kitchen is well-equipped with integrated appliances, including a 60/40 fridge freezer, slimline dishwasher, and washing machine.

The landscaped rear garden is a true highlight, offering a patio seating area, a pathway leading to a garden shed, and well-designed planters along the side.

Front Aspect

The property benefits from a spacious frontage featuring a driveway providing off-road parking for multiple vehicles. The area is complemented by established shrubbery, adding a touch of greenery and enhancing the overall kerb appeal.

Entrance Hallway



Accessed via a composite front door, the welcoming entrance hall features panelling to the walls, a gas central heating radiator and stylish Karndean flooring. Stairs rise to the first floor, with doors leading to the WC, lounge/diner, and kitchen. A wall-mounted thermostat is also conveniently positioned.

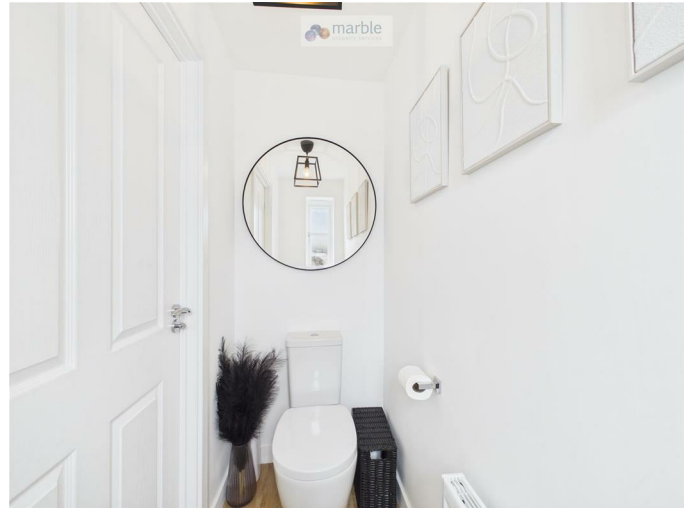
Kitchen



Fitted with a window to the front elevation, the kitchen offers a range of white gloss base and eye-level units complemented by a wood-effect work surface. Integrated appliances include a washing machine, slimline dishwasher, and fridge freezer, along with an electric oven, four-ring gas hob, and overhead extractor fan. Additional features include a

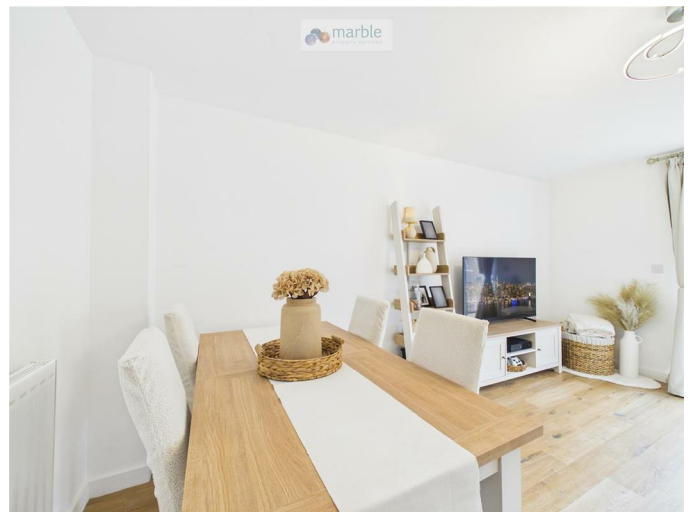
gas central heating radiator and stylish Karndean flooring.

WC



Featuring a frosted window to the front elevation and an additional frosted window to the side, this space is fitted with a low-level WC and a pedestal hand wash basin with tiled splashback. Further benefits include a gas central heating radiator and Karndean flooring.

Dining/Living Room



A bright and versatile space featuring a window to the side elevation and patio doors opening onto the rear garden. The room benefits from useful under-stairs storage, two gas central heating radiators, and stylish Karndean flooring.

Stairs Rising To First Floor

With a window to the side elevation.

First Floor Landing



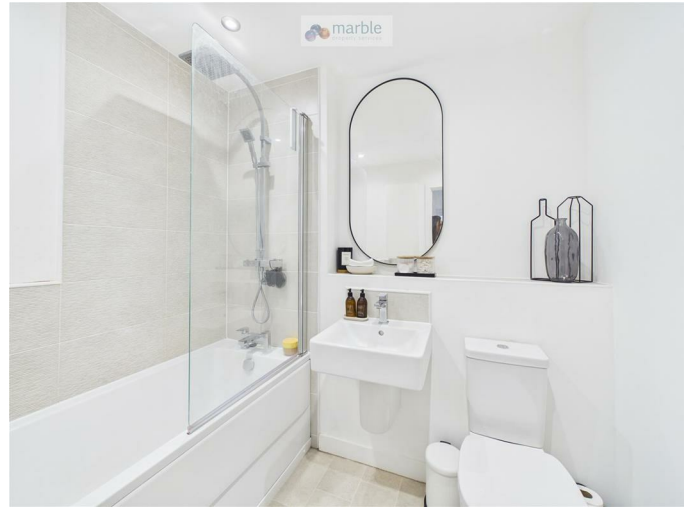
Providing access to all bedrooms and the family bathroom with carpeted flooring

Master Bedroom



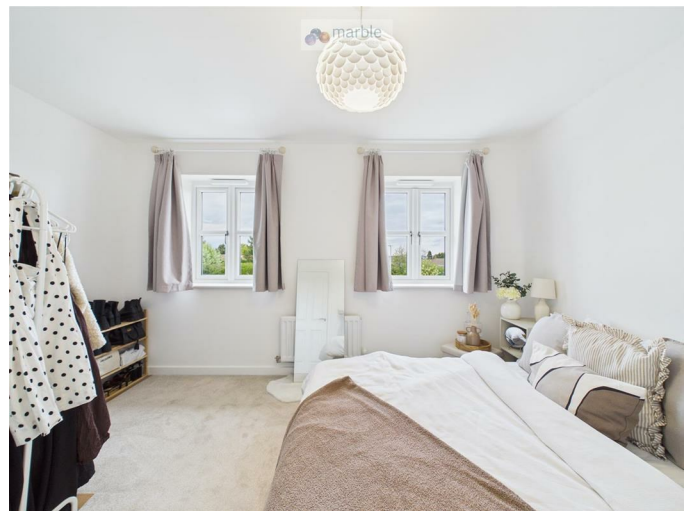
Featuring a window to the rear elevation, this well-proportioned room includes a gas central heating radiator and carpeted flooring. It also benefits from fitted open wardrobes, which can remain subject to the purchaser's request.

Family Bathroom



Fitted with a three-piece suite comprising a low-level WC, a bath with wall-mounted shower, and a wall-mounted hand wash basin. Additional features include an extractor fan, heated towel rail, part-tiled walls, and tile-effect lino flooring.

Bedroom Two



A well-lit room featuring dual windows to the front elevation, a gas central heating radiator, and carpeted flooring. There is also a useful storage cupboard housing the Baxi combi boiler.

Garden



A low-maintenance rear garden that has been updated by the current owner featuring a patio seating area, with a pathway leading to a shed at the bottom of the garden. The garden is designed for ease with gravelled sections and planted borders to the sides, along with a bin store shed. Please note, both sheds will remain as part of the sale. Access through passenger gate round the side of property.

Please Note

The vendor has specified the following items can remain at request by the buyer; Fitted wardrobes in master bedroom, ceiling lights in each room, shed at bottom of garden & bin store in garden.

Disclaimer & Anti-Money Laundering (AML) Notice

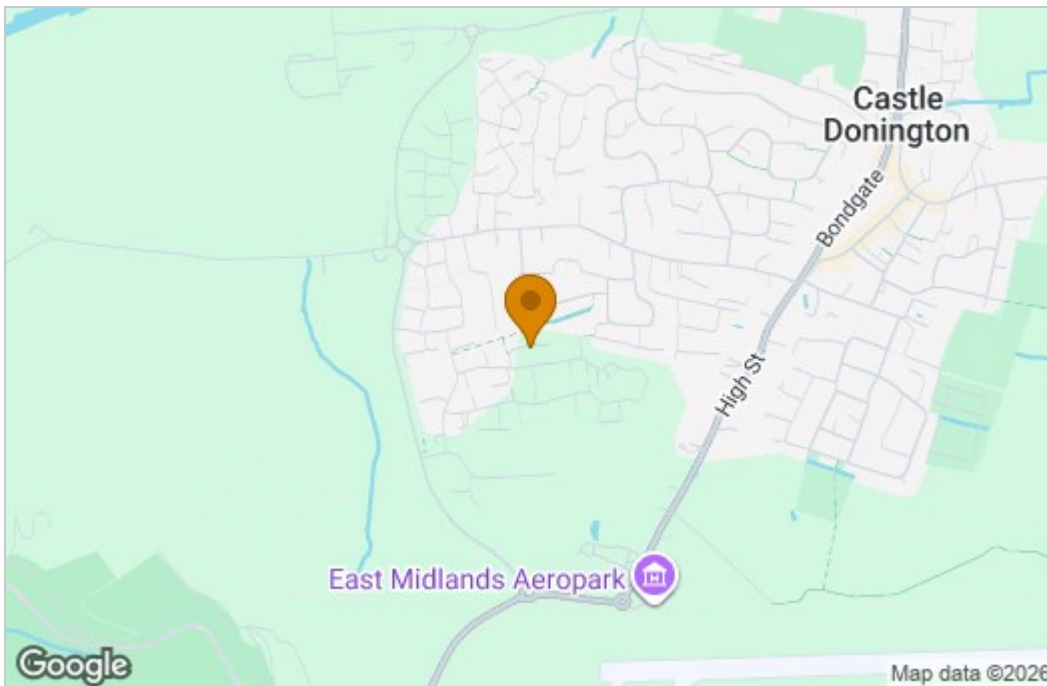
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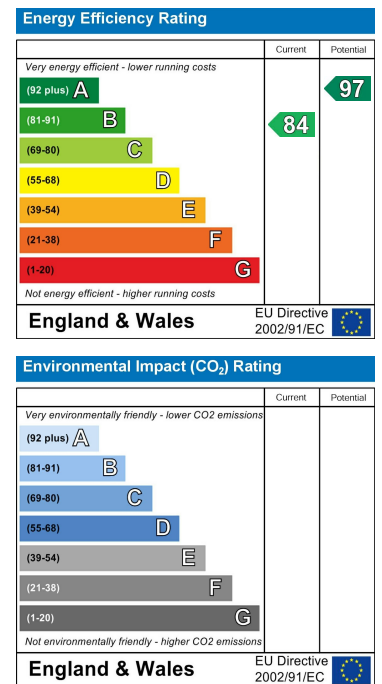
Floor Plan



Area Map



Energy Efficiency Graph



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