

Coplow Lane

Foston, Derby, DE65 5DL

John German





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£325,000



This superb modern bungalow in a lovely semi rural location offers a light & welcoming home ready to move into with three bedrooms, ensuite, bathroom, spacious lounge with a log burner & a kitchen diner with a gated drive & gardens to front, side & rear.

Situated off the lovely Coplow Lane is this fine modern bungalow offering a superb home in a semi rural location.

Set on a garden plot with space to front, side and rear there are gates to a generous drive and the advantage of prefab detached workshop offering ideal work/hobby space.

The hall provides a welcoming entrance with doors leading off. The lounge is spacious with views to the rear and side and a modern wood burner adding a lovely focal point.

The kitchen/diner is fitted with a range of units with an integrated oven, hob and washing machine with space for further appliances and dining table, windows to side and rear and spotlights adding a modern look.

The master bedroom is a good size double with an ensuite shower room, bedroom two is also a light and airy double and bedroom three a good size single bedroom currently used as a study. The bathroom is fitted with a white suite and off the hall is a useful airing cupboard.

Outside, the bungalow stands on a lovely plot with space all around adding to its appeal. Gravelled garden to front, a paved area to the side ideal for garden furniture and to the rear, a large greenhouse and shaped lawns to enjoy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil central heating – no mains gas in the village
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

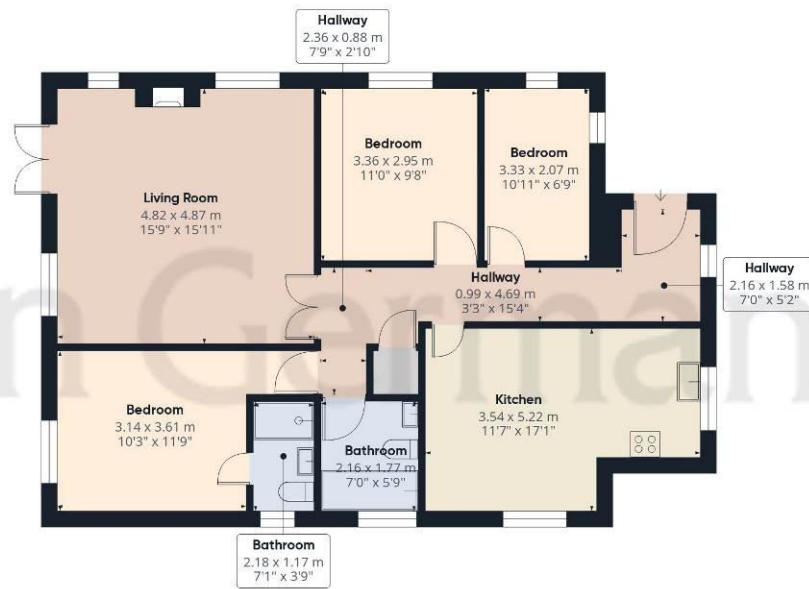
Our Ref: JGA1008206

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

105.5 m²

1134 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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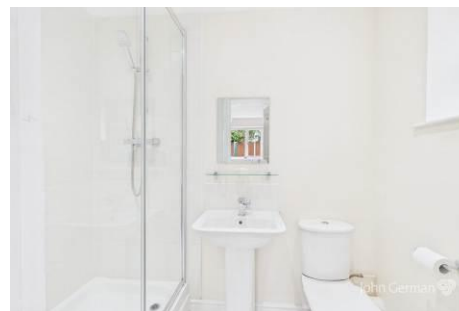
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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