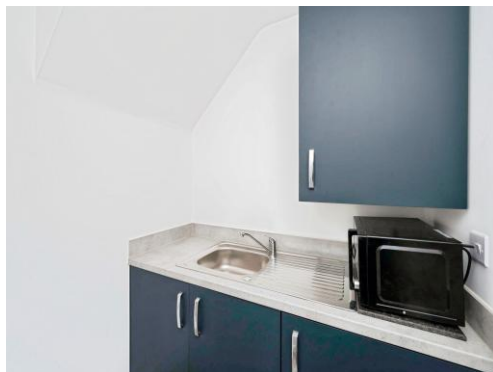




Coppice Farm Road
Ripley

burchell
edwards



Property Description

Occupying a tucked-away position within a small cul-de-sac on a highly desirable modern development, this stunning three-bedroom detached home offers a wonderful combination of privacy, space and convenience. Constructed approximately four years ago, with around six years new-homes warranty remaining, the property provides peace of mind alongside contemporary living.

The accommodation begins with a welcoming entrance hallway, a guest WC/cloakroom, and a spacious lounge, ideal for relaxing and entertaining. A separate study offers an excellent space for home working, whilst the impressive open-plan kitchen/diner forms the heart of the home, providing a stylish and sociable environment for modern family life. Complementing the kitchen is a practical utility room with additional storage and laundry facilities.

To the first floor, there are three generously proportioned bedrooms with en suite to the master, and the family bathroom.

Externally, the property enjoys a landscaped rear garden, thoughtfully designed to provide an attractive and low-maintenance outdoor space ideal for entertaining and family enjoyment. To the front, a driveway provides off-road parking leading to a single garage, complete with power and lighting.

Offering a rare opportunity to acquire a modern detached home in an exclusive and discreet setting, this superb property is perfectly suited to families, professionals and those seeking a move-in-ready home within a sought-after residential location.

Entrance Hallway

Having tiled flooring, radiator, door to storage cupboard, UPVC window and composite door to the front elevation.

Cloakroom/Wc

Having WC, hand-wash basin with mixer tap, radiator, tiled floor and spot lights.

Study

6' 3" x 6' 2" (1.91m x 1.88m)

Having tiled flooring, radiator, spot lights and UPVC windows to the front and side elevations.

Lounge

16' 5" plus door recess x 9' 11" (5.00m plus door recess x 3.02m)

Having carpet, radiator, ceiling light, UPVC windows to the front and rear elevations and double UPVC French doors to the rear elevation.

Kitchen/Diner

16' 3" x 9' 11" (4.95m x 3.02m)

Having a range of fitted wall and base units with matching counter tops, integrated eye-level oven, gas hob and cooker hood, dishwasher, one-and-a-half inset sink with mixer tap, breakfast bar, radiator, spot lights and ceiling lights, UPVC windows to the side and rear elevation and double UPVC French doors to the rear elevation.

Utility

Having fitted wall and base units with matching counter tops, inset sink with mixer tap, tiled flooring, radiator, spot lights and UPVC to the rear elevation.

Landing

Having carpet, radiator, loft hatch and UPVC window.

Bedroom One

11' 7" minimum plus doorway x 10' 1" (3.53m minimum plus doorway x 3.07m)

Having carpet, radiator, ceiling light/fan and UPVC window to the front elevation.

Bedroom Two

12' 11" maximum to alcove x 9' 11" (3.94m maximum to alcove x 3.02m)

Having carpet, radiator, ceiling light and UPVC windows to the side and rear elevations.

Bedroom Three

9' 7" minimum plus doorway x 8' (2.92m minimum plus doorway x 2.44m)

Having carpet, radiator, ceiling light and UPVC window to the front and side elevations.

Garage

Having lighting and power sockets, with up-and-over door.

Outside

To the front is tandem driveway for two vehicles leading to the garage, along with an electric vehicle charging point.

The enclosed rear garden has a slabbed patio area, and a section of artificial lawn.

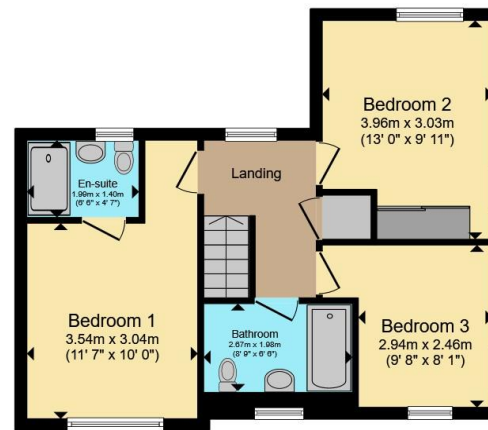




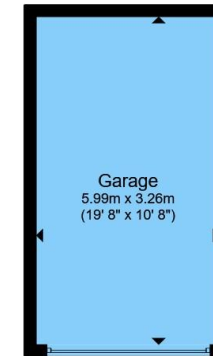




Ground Floor



First Floor



Garage

Total floor area 113.5 m² (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 Band: C

Tenure: Freehold

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