



18 Keepers Way, Copford

£2,950 pcm Freehold

Welcome to this impressive four-bedroom, two-bathroom detached house offering spacious, modern family living. The property features two generous reception rooms with abundant natural light, neutral decor, providing inviting spaces for relaxation and entertaining. The heart of the home is a stunning open plan living area with a state-of-the-art kitchen, complete with a central island, integrated appliances, sleek cabinetry. French doors open directly onto a well-maintained garden. All bedrooms are bright and airy, with large windows, built-in wardrobes to many of the bedrooms. The bathroom and ensuite boast modern fixtures with a touch of luxury.

Entrance Hallway

Living Room

14' 10" x 11' 5" (4.53m x 3.48m)

A spacious room with window to front aspect.

Study/Playroom

6' 6" x 11' 0" (1.99m x 3.36m)

A room perfect for a home office or playroom. Window to front aspect.

Kitchen / Living Area

10' 0" x 30' 6" (3.06m x 9.29m)

A spacious and beautifully presented open-plan kitchen and living area, designed for modern living.

The kitchen features elegant quartz countertops and a central island, complemented by a range of eye-level and base units offering ample storage. Fully equipped with integrated appliances including a dishwasher, fridge/freezer, double oven, hob, and extractor hood. The space is filled with natural light from patio doors and rear-aspect windows, creating a bright and inviting atmosphere. Additional benefits include useful understairs storage and a door leading to:

Utility Room

6' 0" x 7' 1" (1.84m x 2.15m)

With plumbing for a washing machine and space for a tumble dryer. Door leading to driveway to the side of the property.



Wc

Comprising of a low level w/c and vanity hand wash basin with useful storage under.

Landing

With an airing cupboard. Doors leading to:

Bedroom One

13' 3" x 15' 0" (4.05m x 4.58m)

A large double bedroom with window to front aspect. Door leading to:

En-suite

5' 8" x 7' 1" (1.72m x 2.17m)

A modern suite comprising of a walk in shower cubicle, low level w/c and vanity hand wash basin. Window to front aspect.

Bedroom Two

11' 5" x 11' 7" (3.49m x 3.54m)

A double bedroom with window to front aspect.

Bedroom Three

13' 8" x 7' 11" (4.16m x 2.42m)

A double bedroom with window to rear aspect.

Bedroom Four

9' 10" x 10' 5" (2.99m x 3.18m)

A double bedroom with integrated wardrobes. Window to rear aspect.



Bathroom

6' 2" x 7' 3" (1.89m x 2.22m)

A modern family bathroom with a white suite comprising of paneled bath and shower, low level w/c and hand wash basin. Window to rear aspect.

Outside

To the front of the property, there is a low brick enclosing laid lawn. To the right of the property, is a driveway with two off road parking spaces and leads to a single garage. To the rear of the property, it is mostly laid lawn, enclosed by panel fencing, Also side access to the garage.



Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 12 months *Deposit: £3,403.00 Council Tax Band: F Availability: Now EPC Rating: TBC No Pets Non Smokers



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:





Floor 0



Floor 1



Approximate total area⁽¹⁾
1460 ft²
135.6 m²

(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.

GIRAFFE360



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.