



Coopers Close Acresford

- Impressive detached family home
- Set in the charming hamlet of Acresford
- Beautiful open-plan accommodation
- Dual-aspect kitchen/dining room
- Sitting room with feature media wall
- Four spacious bedrooms and two bathrooms
- Landscaped front and rear gardens
- Integral garage and ample off-road parking
- EPC Rating E / Council Tax Band E / Freehold

Welcome to Coopers Close, a delightful detached home tucked away in a quiet cul-de-sac within the charming hamlet of Acresford. Thoughtfully and sympathetically upgraded by the current owners, the property offers approximately 1,336 square feet of balanced, characterful accommodation.

The home makes an immediate impression with its sweeping driveway, vibrant front gardens, and attractive façade, creating a warm and inviting first impression. Inside, the interiors have been carefully enhanced to combine style and practicality, with a flowing layout, tasteful finishes, and a light-filled kitchen/dining room forming a sociable hub of the home.

Further highlights include a generous main bedroom with en suite facilities, a beautifully appointed family bathroom, and a landscaped rear garden designed for ease of maintenance and outdoor enjoyment. An integral garage adds further versatility, offering useful storage or potential for future conversion, subject to the necessary permissions.





Accommodation:

Upon entering, a bright reception hallway provides access to a guest cloakroom and staircase to the first floor. The spacious sitting room features tasteful wooden flooring and a striking media wall, forming a stylish focal point.

To the rear, a superb kitchen/dining room serves as a sociable and versatile living space. With a dual aspect, it is fitted with an elegant range of shaker-style units, integrated appliances, and ample storage. Doors open directly onto the rear garden and side aspect, enhancing natural light and flow.

Upstairs, there are four generously sized bedrooms. The main bedroom benefits from fitted wardrobes, air conditioning, and a sleek en suite bathroom. The remaining three bedrooms are served by a stylish family bathroom, complete with a bespoke three-piece suite including a deep bathtub, vanity sink unit, and WC, finished with mosaic tiled surrounds.

Gardens and land:

The rear garden is a standout feature, designed for low maintenance while remaining highly attractive. A newly laid patio spans the rear and side of the property, ideal for entertaining and relaxing. Artificial lawns and shaped bark-chipped borders with mature shrubs provide colour and texture throughout.

The garden is fully enclosed with timber fencing, ensuring both privacy and security.

An integral garage further enhances the property, offering excellent storage and potential for future conversion (subject to necessary permissions).

Location:

Situated in the hamlet of Acresford, Coopers Close enjoys a peaceful cul-de-sac setting surrounded by attractive countryside. The area is known for its rural charm, offering a quieter pace of life while still feeling connected to nearby amenities.

Acresford is conveniently positioned for access to neighbouring villages and towns, including Ashby-de-la-Zouch, Swadlincote and Tamworth, where a wider range of shops, dining options, and services can be found. The location also benefits from good road links to the A444 and M42, making it well placed for commuting, while the surrounding countryside provides plenty of opportunities for walking and outdoor pursuits.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.



Services:

The property is connected to mains electricity, water, and drainage.

Heating is supplied by a kerosene-fuelled central heating system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

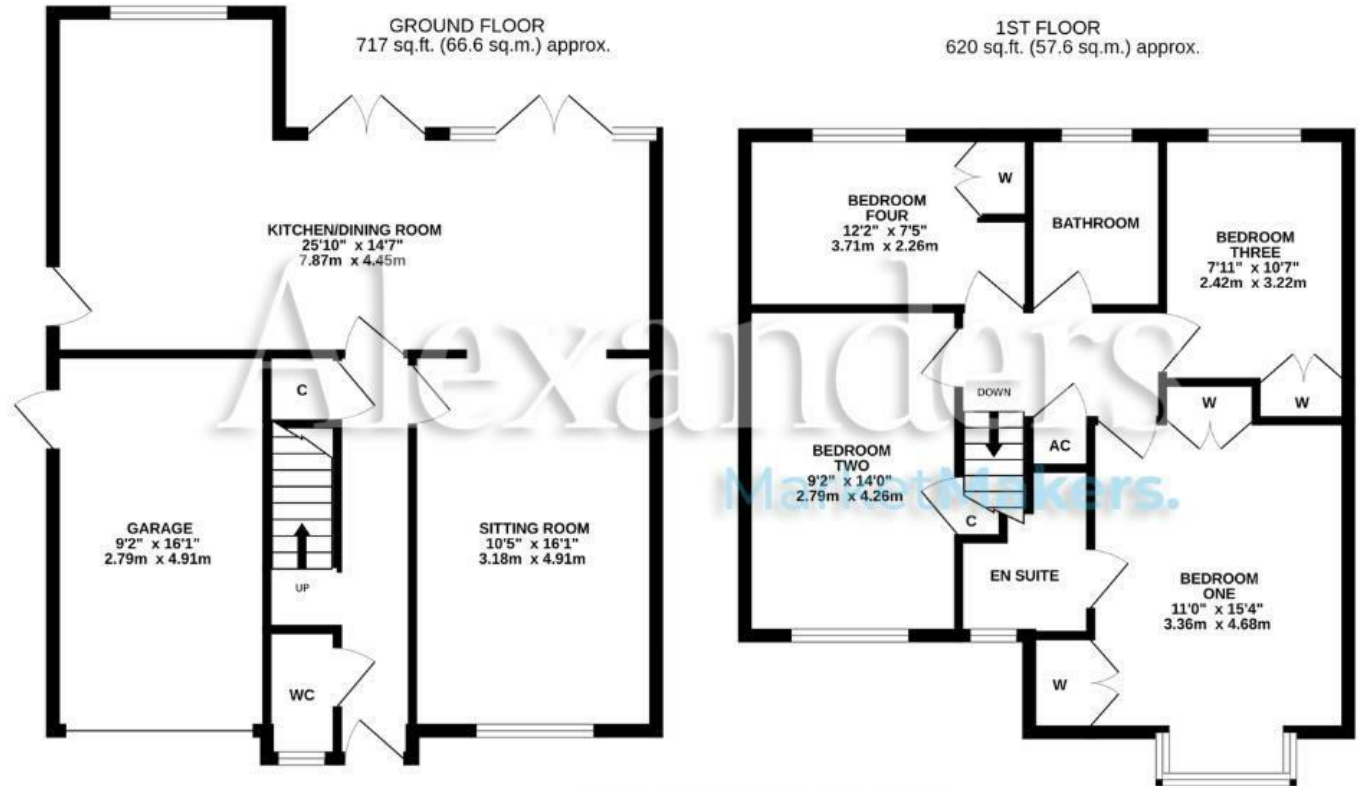
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

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



TOTAL FLOOR AREA : 1336 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	45	
(21-38) F		



