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The Coppice, Fixby Huddersfield,

Offers over £500,000

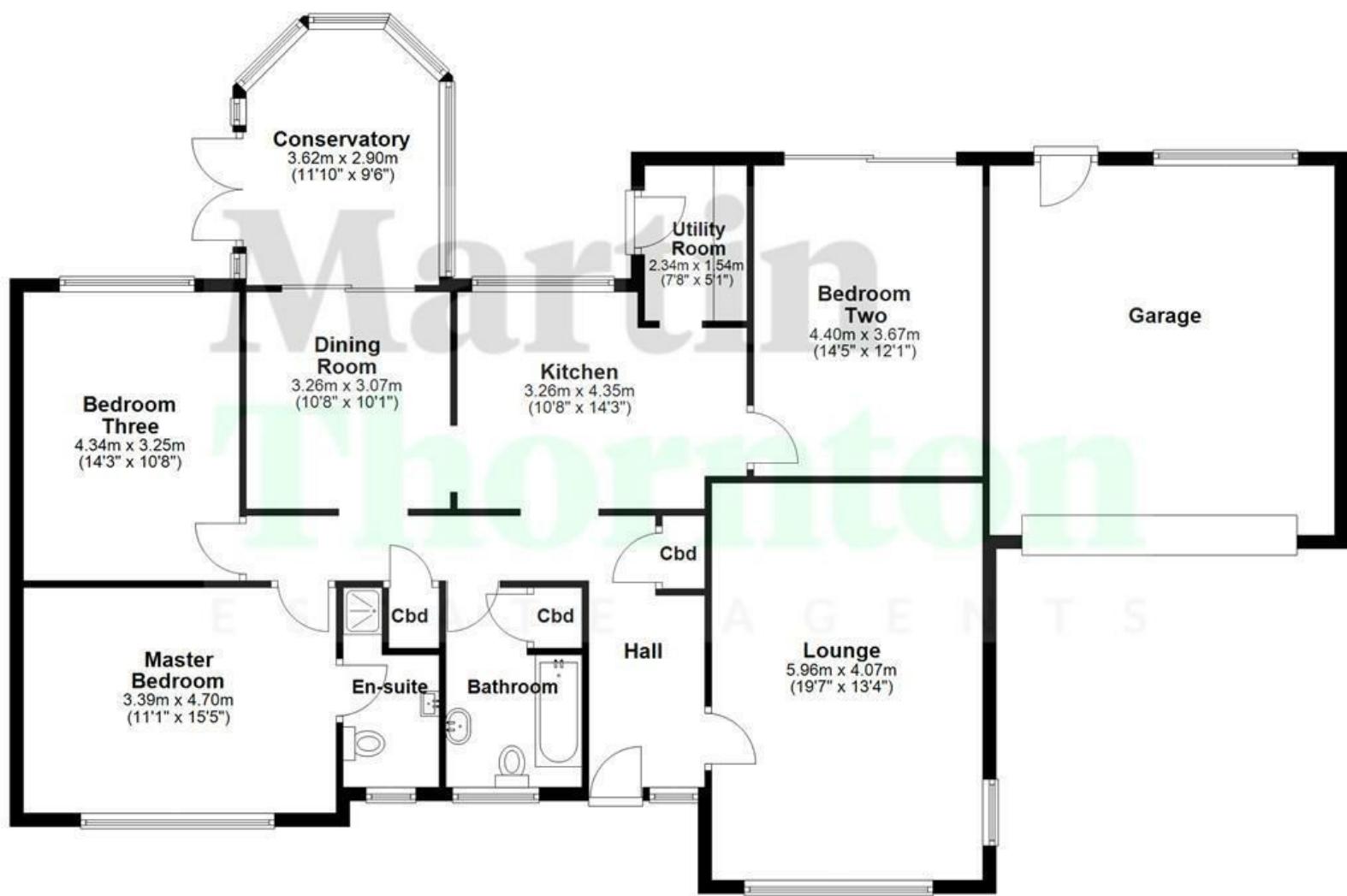
This three double bedroom detached true bungalow is located in a highly regarded residential area and set on a good-sized plot. The accommodation comprises a large entrance hall with storage, good-sized reception room, kitchen, utility, dining room, conservatory, three double bedrooms, en suite shower room and house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is an extensive lawned garden and a pathway leading to off-road parking for several vehicles and a detached double garage. The rear garden has a lovely lawned area, with mature shrubbery borders and a patio seating area, perfect for outdoor entertaining. There are outside water and power points, along with a useful potting shed. The rear garden enjoys a southerly aspect.

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Floorplan

Ground Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall

A uPVC door with a decorative double-glazed insert and matching side panel opens to the spacious entrance hall, which has a ceiling light point, coving to the ceiling and a radiator. There are two useful storage cupboards with hanging rails and shelving, perfect for storing coats and shoes, and a control panel for the Carlton alarm system. Access can be gained to the following rooms:

Kitchen



An archway leads to the kitchen area, which has a range of high gloss wall and base units, drawers, roll-edge worktops with brick-style tiled surrounds and a stainless steel sink unit. Integrated appliances include an oven and induction hob, a canopy style filter hood and a dishwasher. There is ceiling downlighting, coving to the ceiling, LVT tile flooring, a radiator and a uPVC double-glazed window allowing natural light from the rear elevation.

Utility



The utility has a continuation of the LVT tile flooring, along with base cupboards and roll-edge worktops. There is space for a freestanding fridge freezer, plumbing for an automatic washing machine and space for a dryer. The room has a ceiling light point, a uPVC door providing access to the rear elevation.

Bedroom Two



This double bedroom has a pleasant outlook over the rear garden via sliding aluminium double-glazed patio doors. It has coving to the ceiling, a ceiling light point and a radiator.



Dining Room



From the kitchen, an archway leads to the formal dining room, which has plenty of space for furniture, a ceiling light point, coving to the ceiling and a radiator. It has LVT flooring and sliding patio doors giving access to the conservatory.

Conservatory



The conservatory has uPVC double-glazed windows to three elevations and a uPVC patio door leading to the rear garden. It has two wall light points, a radiator and carpeting.

Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There is plenty of room for furniture, coving to the ceiling, a ceiling light point and a radiator.

Bedroom One



This good-sized double bedroom has plenty of room for furniture and a bay window to the front elevation. There is coving to the ceiling, a ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.

En Suite Shower Room



The white suite comprises a corner shower cubicle, home to a gravity fed shower, a vanity wash hand basin with storage beneath and a low-level WC. There is LVT flooring, contrasting tiling to the walls, a ceiling light point, a shaver point and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the front elevation.



Details

House Bathroom



The modern white suite comprises a panelled bath with a folding shower screen and a mains fed shower over, a vanity wash hand basin with storage beneath and a low-level WC. There is a useful linen cupboard, LVT tile flooring, appropriate tiling to the walls, downlights and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the front elevation. There is also a wall mounted heated LED mirror.

Living Room



This good-sized reception room is positioned at the front of the property and has a bay window and a feature circular window. The focal point of the room is a fireplace, home to an electric fire. There is coving to the ceiling, a ceiling light point and a radiator.

External Details



At the front of the property, there is an extensive lawned garden and a block paved pathway leading to the front porch area, with an outside wall light point. The pathway continues around the side of the property to form a driveway, providing off-road parking for several vehicles. There is a detached double garage. A wrought iron access gate gives access around the side of the property to the rear, where there is a lovely lawned garden with mature shrubbery borders. There is a patio seating area, perfect for outdoor entertaining, an outside water and power point and two large sheds, a useful potting shed and a greenhouse. The rear garden enjoys a southerly aspect.

Double Garage

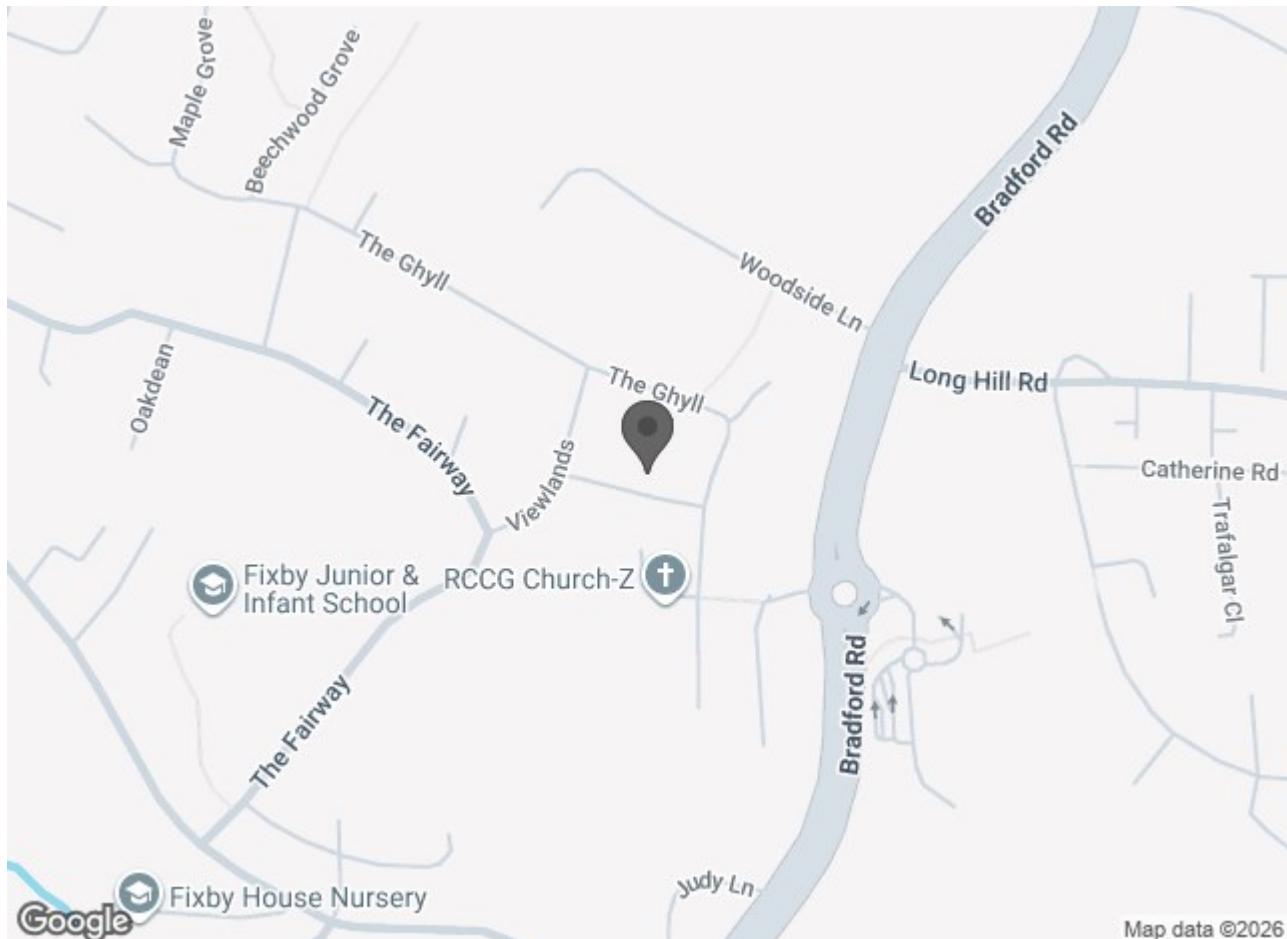
The detached double garage has an electric door, power, light and an electric car charging point. The recently installed Baxi boiler for the gas-fired central heating is located here. There is a solar panel inverter with a battery and a water point.

Tenure

The vendor has informed us that this is a Freehold property.

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Directions



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