



1 OVERTON PARK | COPPY NOOK LANE | STAFFORDSHIRE | WS7 0LL

Downes  
&  
Daughters  
ESTATE AGENCY



# 1 OVERTON PARK

COPPY NOOK LANE | | STAFFORDSHIRE | WS7 0LL

£650,000

Nestled in the charming village of Hammerwich, Coppy Nook Lane presents an exceptional opportunity to acquire an exceptional family home, part of a select development of just six individual mews homes crafted by the esteemed Tame Homes in 2023. This property boasts an enviable elevated position, offering far-reaching rural views that enhance its appeal.

Spanning nearly 2,000 square feet, this residence is finished to an exacting standard, showcasing contemporary open-plan living spaces that are both stylish and functional. Upon entering, one is greeted by a striking entrance hall that leads to a guest cloakroom, a formal living room, and a versatile study or sitting room. The heart of the home is undoubtedly the modern kitchen, dining, and living area, with bi-fold access to the rear garden and a utility room. Perfect for both entertaining and family life.

The first floor features an elegant landing with ample storage, leading to the principal bedroom suite, which enjoys far-reaching views, a walk-in wardrobe, and a luxurious en suite shower room. The second bedroom also benefits from fitted wardrobes and an en suite, while two additional bedrooms are well-served by a family bathroom, all of which are equipped with high-quality Laufen suites.

Outside, the property boasts a professionally landscaped south-facing rear garden, ideal for enjoying sunny afternoons. The communal private driveway provides parking for two vehicles, complete with an electric vehicle charging point. This remarkable home is offered for sale with no onward chain, making it an ideal choice for those seeking a seamless transition into their new abode. Don't miss the chance to make this exquisite property your own in the picturesque village of Hammerwich.



## GROUND FLOOR

- Spacious Entrance Hallway With Large Cupboard & Striking Return Staircase To First Floor
- Herringbone Amtico Flooring To Entire Ground Floor Except Guest Cloakroom
- Guest Cloakroom
- Sprawling Open Plan Kitchen Dining & Family Space Bi-Fold Access To Rear Garden
- Large Central Island For Informal Dining & A Wealth Of Fitted Neff Appliances
- Living Room With Double Doors To Hallway
- Large Study Also Suitable For Sitting Room
- Spacious Utility Room With Access To Side Return
- Large Airing & Plant Room





## FIRST FLOOR

- Elegant Landing With Three Large Storage Cupboards
- Principal Bedroom Suite With Walk In Wardrobe & Far Reaching Views
- En Suite Shower Room With Laufen Suite
- Second Bedroom Suite With Fitted Wardrobes
- En Suite Shower Room With Laufen Suite
- Bedroom Three
- Bedroom Four
- Family Bathroom With Laufen Suite







WHY WE LOVE THIS HOUSE...





## OUTSIDE

- Extensive Communal Block Paved Private Driveway
- Two Allocated Parking Spaces With EV Hook Up
- Guest Parking
- Manicured Communal Gardens & Lawns
- Professionally Landscaped South Facing Rear Garden
- Patio Seating Areas, Raised Sleeper Beds & Neat Lawn
- Large Storage Shed & Gated Access To Front





EPC Rating: B



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