



POLLARD  
ESTATES

## 8 Coppergate

Hempstead, ME7 3QN

Offers in the region of £450,000



Tucked away in a quiet cul-de-sac, this extended three bedroom semi-detached chalet bungalow offers a versatile layout ideal for families, downsizers or anyone seeking a peaceful setting with generous living space. The property has been thoughtfully arranged to provide three well-configured bedrooms, with the convenience of a four-piece bathroom on the ground floor and an additional WC upstairs. The main living area adopts an open-plan style, combining the kitchen, lounge and dining space to create a bright and sociable hub at the heart of the home. The modern kitchen is complemented by a second kitchen/utility room, offering excellent practicality for busy households. Externally, the property benefits from a driveway and garage, providing useful parking and storage options. The location is particularly appealing, set within a quiet residential close yet still within easy reach of local amenities, transport links and Hempstead's popular shopping facilities. This is a superb opportunity to secure a spacious and adaptable home in a sought after area, well suited to a range of buyers looking for comfort, convenience and a calm, well-established neighbourhood. NO CHAIN AND DECEPTIVELY SPACIOUS, MUST BE VIEWED!



## Entrance Door

## Hallway

## Four Piece Bathroom

8'2 x 6'2 (2.49m x 1.88m)

## Bedroom 1

10'4 x 9'1 (3.15m x 2.77m)

## Lounge

16'2 x 13'6 (4.93m x 4.11m)

## Kitchen/Breakfast Room

10'9 x 9'3 (3.28m x 2.82m)

## Dining Room

12'5 x 11'5 (3.78m x 3.48m)

## 2nd Kitchen/Utility Room

9'6 x 8'5 (2.90m x 2.57m)

## Stairs Up From Dining Room

## Bedroom 2

18'6 x 12'9 max (5.64m x 3.89m max)

Restricted Head Height

## Bedroom 3

11'5 x 8'7 (3.48m x 2.62m)

Restricted Head Height

## WC

5'3 x 4'7 (1.60m x 1.40m)

## Driveway

## Garage

17'0 x 8'5 (5.18m x 2.57m)

## Garden

## Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

