



12 Coppice Close, Derby, DE74 2YF

£235,000

Sold with NO UPWARD CHAIN, this delightful semi-detached property is a wonderful opportunity for those looking to settle in a charming community, surrounded by greenery. The property boasts a spacious and inviting reception room, providing a warm and welcoming space for relaxation and entertaining. With two generously sized double bedrooms, it is ideal for small families or those seeking extra space.

The current owner has beautifully upgraded and maintained the home, reflecting a commitment to quality and care. The landscaped rear garden is a true highlight, offering a serene outdoor retreat perfect for enjoying summer days, whether it be for gardening, entertaining, or simply unwinding in nature.

Parking is a breeze with space available for two vehicles, adding to the practicality of this lovely home. Situated in a quiet location within a sought-after estate, residents can enjoy the peace and tranquillity that this area provides, while still being close to local amenities and transport links.

Front Aspect

This property has a driveway for multiple vehicles and laid lawn to the front aspect

Entrance Hallway 3'4" x 12'7" (1.031m x 3.857m)

Entrance via a composite door, gas central heating radiator, stairs rising to first floor, coir matting, LVT flooring.

Kitchen 6'4" x 11'7" (1.93m x 3.53m)

With a window to the front elevation, integrated washing machine, integrated dishwasher, integrated fridge freezer, Zanussi electric oven, Zanussi four ringed gas stove, Zanussi over head extractor fan, range of base and eye level cupboards with a complimentary worksurface, gas central heating radiator, LVT flooring.

Downstairs W/C 2'11" x 7'0" (0.907m x 2.151m)

With a frosted window to the front elevation and a further frosted window to the side elevation, low level W/C, pedestal hand wash basin with tiled splash back, gas central heating radiator, LVT flooring.

Lounge Diner 13'4" x 15'9" (4.06m x 4.80m)

With a window to the side elevation and patio doors leading to rear garden, useful under stairs storage, two gas central heating radiators, LVT flooring.

Stairs Leading To First Floor

With a window to the side elevation.

Bedroom Two 13'4" x 9'11" (4.06m x 3.02m)

With a window to the rear elevation, gas central heating radiator and carpeted flooring.

Family Bathroom 5'7" x 7'1" (1.70m x 2.16m)

With a three piece suite comprising of; low level W/C, bath with wall mounted shower, wall mounted hand wash basin, extractor fan, heated towel rail, half tiled walls, tiled flooring.

Bedroom One 13'4" x 10'0" (4.06m x 3.05m)

With dual windows to the front elevation, gas central heating radiator, useful storage cupboard housing Baxi combi boiler, carpeted flooring

Rear Garden

A private rear garden with decked entertainment area, paved patio and step leading to laid lawn

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

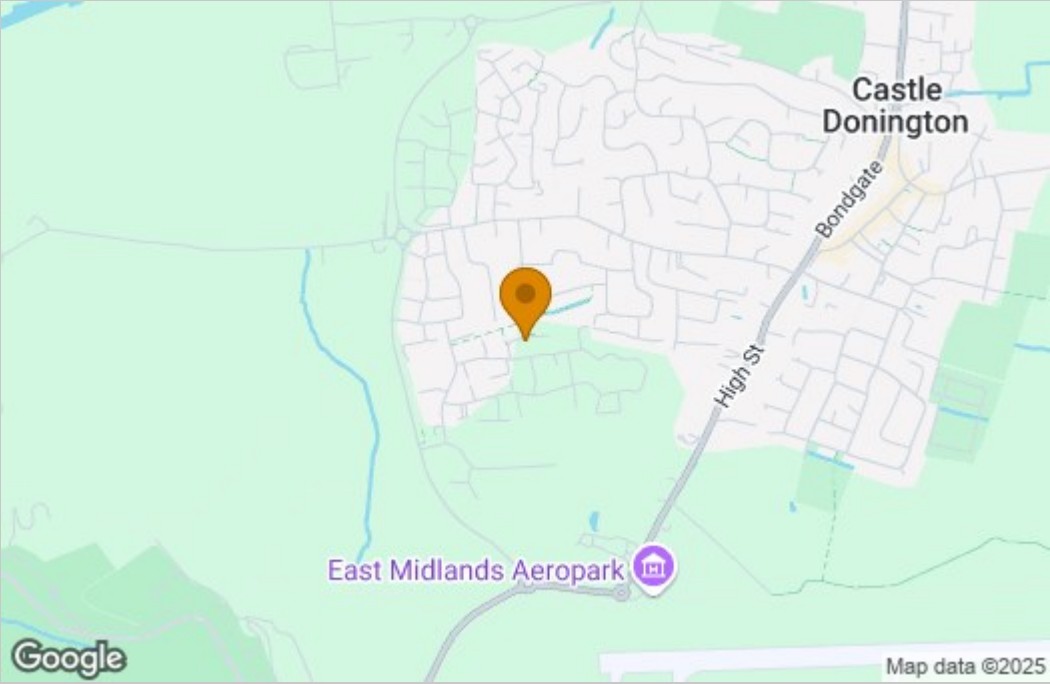
4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

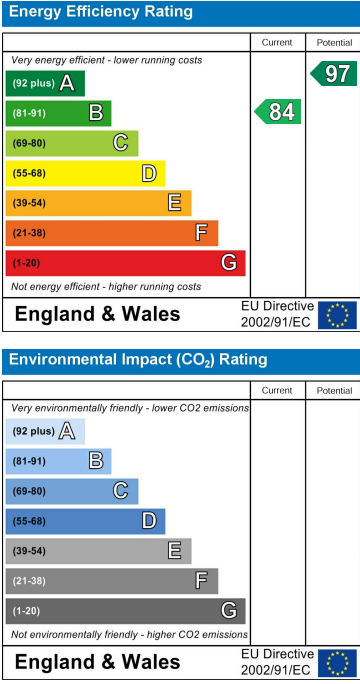
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



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 purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.