



Coppy Nook Lane
Hammerwich

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Lovett&Co. Estate Agents are pleased to offer for sale this character four/five bedroom detached family home set on just under an acre of land with views of the countryside to the front and rear.

The size of the plot and facilities in place would be perfect for families with children and pets, keen gardeners or car enthusiasts, plus anyone interested in keeping small livestock such as chickens or ducks.

The property offers generous living space throughout with a large lounge ideal for entertaining, separate dining room, modern fitted open plan kitchen-diner, useful study, ground floor bathroom, utility and integral double garage with converted attic room above currently used as a hobby room. Upstairs there are four bedrooms with en-suite to the master and a good sized landing.

Externally the property features a driveway with parking for several vehicles and an extensive mature private rear garden.

The property has services from the mains water, electric and gas supply. The sewerage is collected in a septic tank.

LARGE PORCH:

25' 0" x 4' 5" (7.62m x 1.35m)

Front entrance door, full width windows to front, quarry tiled flooring and door to reception hall with further doors to lounge, kitchen, utility and double garage.

RECEPTION HALL:

UPVC door from porch, wooden flooring, ceiling light point, stairs to first floor accommodation, doors to dining room, lounge, bathroom, study and inner hall with further doors to garage, kitchen, lounge and utility.

LOUNGE:

23' 5" x 14' 8" (7.15m x 4.46m)

Feature fireplace with fitted multi fuel burner set upon a raised hearth with brick surround, carpeted/quarry

tilled flooring, TV & phone sockets, ceiling light points, radiator, window and French doors to the rear garden.

KITCHEN-DINER:

16' 0" x 13' 11" (4.87m x 4.23m)

Range of matching wall and base units incorporating display cabinets and work surfaces, cupboards, drawers, inset bowl sink and drainer with mono tap, gas fuelled Aga, integrated dishwasher, fridge and freezer, tiled flooring, recessed spot lighting, window and stable door to rear garden.

DINING ROOM:

11' 0" x 10' 10" (3.35m x 3.29m)

Feature wood burning stove, carpeted flooring, wall light points, radiator and bay windows to front.

STUDY:

9' 7" x 14' 5" (2.91m x 4.40m)

Wooden flooring, ceiling light point, radiator, storage cupboard and window to rear.

UTILITY:

Base units, cabinets, work surface, inset sink and drainer, ceiling light point, boiler, space and plumbing for appliances, window to side and window to front.

GROUND FLOOR FAMILY BATHROOM:

White suite comprising: freestanding roll top bath, shower cubicle, cabinet wash hand basin, traditional high level w/c, laminate flooring, radiator, ceiling light point and bay window to front.

DOUBLE GARAGE:

16' 0" x 14' 11" (4.87m x 4.55m)

Split double front doors. Light and electric points, window to side and stairs to attic room.

CONVERTED GARAGE ATTIC/HOBBY ROOM:

15' 10" x 11' 9" (4.83m x 3.58m)

Wooden flooring, eaves storage and two velux windows to rear.





FIRST FLOOR LANDING:

Carpeted flooring, wall light points, window to rear, access top loft and doors to all bedrooms.

MASTER BEDROOM:

13' 9" x 12' 10" (4.20m x 3.90m)

Carpeted flooring, radiator, ceiling light point, door to en-suite and dormer window to front.

EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, w/c, carpeted flooring, ceiling light point, radiator and dormer window to front.

BEDROOM TWO:

14' 10" x 9' 9" (4.52m x 2.96m)

Carpeted flooring, ceiling light point, radiator and dormer window to rear.

BEDROOM THREE:

9' 9" x 12' 7" (2.96m x 3.84m)

Carpeted flooring, ceiling light point, radiator, airing cupboard and dormer window to rear.

BEDROOM FOUR:

9' 6" x 10' 2" (2.90m x 3.09m)

Carpeted flooring, fitted wardrobe, ceiling light point, radiator and dormer window to front.



EXTERNALLY:

At the front is a driveway with parking for several vehicles which leads to the front entrance door and garage. The private south facing rear garden is enclosed by fenced and hedged borders and features; patio area ideal for entertaining, large lawn, various trees, shrubs and flowerbeds, pergola, fish pond, chicken coop, green house, allotment, work shop plus various sheds.

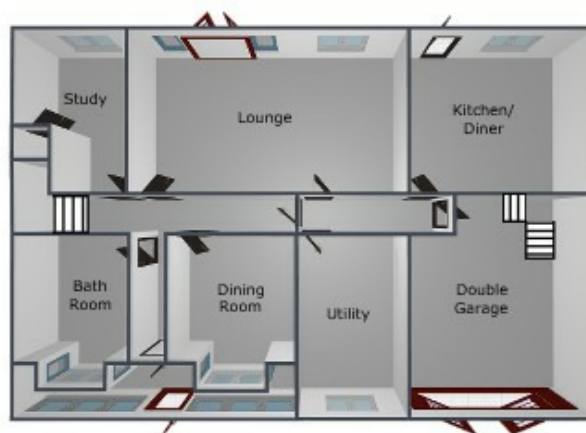
VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

First Floor



