



130 Coppice Road, DN6 7JB

**£130,000 Offers Invited
Tenure Freehold**

- **3 BED SEMI DETACHED HOME**
- **LARGE GARAGE**
- **TWO LIVING ROOMS**
- **DOWNSTAIRS WC**
- **CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**

Welcome to this absolutely charming extended three-bedroom semi-detached home, where space, style, and comfort come together perfectly! Thoughtfully designed for modern family living, this home features two bright and spacious reception rooms, ideal for cosy evenings or lively gatherings with friends and family. The added convenience of a downstairs WC makes day-to-day living even easier.

The kitchen is a real standout, equipped with an integral double oven and an electric hob—perfect for cooking delicious meals and hosting special occasions. Upstairs, you'll find three generously sized bedrooms, offering plenty of room for a growing family or creating the ideal home office space. The family bathroom is smartly designed, complete with a bath and a fitted shower over, providing both relaxation and practicality.

As you step outside, you'll be greeted by a lovely gated front garden, enclosed by a charming wall that adds extra privacy and enhances the home's curb appeal. The extra-large garage is a true bonus—offering fantastic potential for secure parking, storage, or a workshop, all with the added benefit of being low-maintenance. With excellent access to the motorway network and town centre, this home offers unbeatable convenience for commuters and families alike.

With its spacious layout, fantastic features, and superb location, this home is more than just a house—it's a place you'll love to call your own. This won't be around for long, so call us today to arrange your viewing!



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	82
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC