



10 Cofton Lake Road, Cofton Hackett, B45 8PL

£595,000

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The ground floor accommodation comprises: Enclosed porch, entrance hall, living room with a gas fire and decorative surround, internal french doors to a heated conservatory and a beautiful high quality open aspect kitchen/dining room with breakfast bar and access to the garden. Integrated appliances include a fridge/freezer, microwave, dishwasher and a cream Rangemaster cooker with matching extractor fan.

The first floor features a generous landing, three bedrooms (with two overlooking the garden), modern family bathroom and an additional separate shower room leading to a double bedroom with dual aspect windows to enjoy views of the surrounding woodland. Both bathrooms boast electric underfloor heating.

The property features a delightful SOUTH facing rear garden with a patio seating area, lawn, a collection of mature shrubs and trees, open summerhouse and direct access to an open area of greenbelt countryside with picturesque walking trail. The driveway at the front provides off road parking for multiple vehicles as well as entry into the garage (with electric door).

Living Room 6.65m (max) x 3.32m (max) (21'9" x 10'10")
Conservatory 2.84m x 2.96m (9'3" x 9'8")
Kitchen 2.71m x 4.16m (8'10" x 13'7")
Dining Area 3.55m x 5.55m (max) (11'7" x 18'2")
Garage 4.91m x 2.59m (16'1" x 8'5")

Bedroom 1 2.68m x 4.38m (8'9" x 14'4")
Bedroom 2 2.73m x 3.33m (8'11" x 10'11")
Bedroom 3 2.68m x 2.75m (max) (8'9" x 9'0")
Bathroom 1.68m x 2.67m (5'6" x 8'9")
Bedroom 4 2.74m x 4.19m (8'11" x 13'8")
Shower Room 3.68m x 1.71m (12'0" x 5'7")

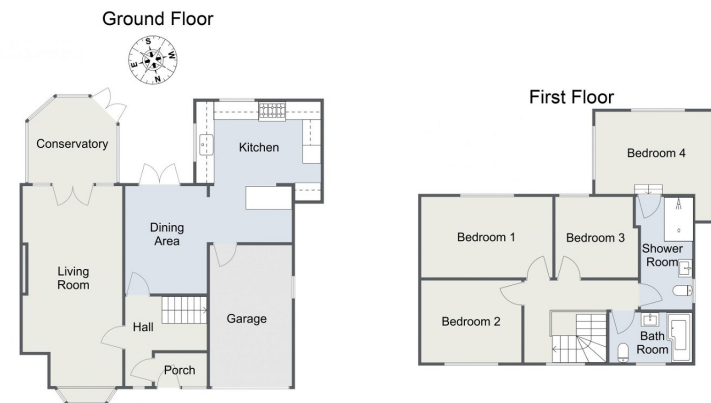




- Beautiful Extended Open Aspect Kitchen/Dining Room
- Heated Conservatory
- Modern Family Bathroom
- Contemporary Shower Room
- Driveway and Garage with Electric Door
- Living Room with Gas Fire
- Three Bedrooms (Two Overlooking the Garden)
- Dual Aspect Double Bedroom with Woodland Views
- SOUTH facing rear garden
- Direct Access to a Picturesque Walking Trail



Cofton Lake Road, Cofton Hackett



Total Approximate Area (Including Garage): 142 sq. m (1,528.48 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.



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