



The Coppens

Stotfold,
Bedfordshire, SG5 4PJ
Offers in Excess of £500,000

country
properties

New to the market in Stotfold is this 4 bedroom link detached property the has been sympathetically renovated and extended to create a stunning, modern family home.

The property boasts a 20ft open plan living/ dining room with sliding doors onto the garden with home office. Located down a quiet cul-de-sac within walking distance to Stotfold's local amenities, this property is a must view!

- New Fensa work in 2021 - 8 windows & 1 door
- New combi boiler and gas central heating system
- Re-wired throughout
- Rear extension added in 2023
- Garden studio with power, light and heating
- New Kitchen in 2022
- Newly paved driveway for up to 2 cars with electric garage door
- Converted garage to provide a 24ft study/family room
- Cul-de-sac Location
- Within walking distance to Local amenities and Schools

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect laminate flooring. Doors to Kitchen, Living Room, Family Room and Cloakroom. Carpeted stairs rising to first floor with understairs storage space. Radiator.

Kitchen

14' 6" x 9' 11" (4.42m x 3.03m) A range of matching wall and base units with Quartz worksurfaces over and upstands. Inset stainless steel sink with swan neck mixer tap with flexi pull out spray spout and a hot water InSinkErator. Two integrated eye level ovens. Inset five burner gas hob with Quartz splashback and wall mounted extractor fan over. Integrated dishwasher. Ceramic tiled flooring. Spotlights. Double glazed window to front aspect. Vertical radiator. Double glass doors onto Living Room.

Living Room

20' 11" x 17' 0" (6.37m x 5.18m) Extended Living Room with wood effect laminate flooring. Built in media wall with built in electric fireplace. Large vertical radiator and additional radiator. Wall lights. Three sky light windows and large sliding doors onto rear garden.

Cloakroom

Wash hand basin and low level WC. Tiled flooring. Radiator. Window to side aspect.



Family Room

24' 3" x 7' 5" (7.38m x 2.25m) Conversion with French patio doors with wing window onto rear garden. Wood effect laminate flooring. Built in storage. Personal door to garage store.

FIRST FLOOR

Landing

Window to side aspect. Fitted carpet. Loft hatch. Airing cupboard. Doors to all bedrooms and family bathroom.

Bedroom One

12' 1" x 10' 6" (3.69m x 3.20m) Master bedroom with double glazed window to front aspect. Fitted carpet. Range of fitted wardrobes and matching fitted bedside tables and drawers. Radiator.

Bedroom Two

12' 1" x 8' 6" (3.69m x 2.59m) Double glazed window to rear aspect. Fitted carpet. Fitted double wardrobe. Radiator.

Bedroom Three

9' 2" x 8' 4" (2.80m x 2.55m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bathroom

Suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over and shower screen to side. Storage cupboard. Heated towel rail. Tiled effect flooring. Obscure double glazed window to front aspect.

OUTSIDE

Front Aspect

Block paved driveway with off road parking space for up to 2 cars. Step up to front door. External security light.

Rear Garden

South east facing rear garden enclosed by timber fencing and mainly laid to lawn, with flower, shrubs and trees borders. Paved patio area with Garden studio/Home office.

Home Office

13' 0" x 10' 11" (3.97m x 3.32m) Garden studio/home office with power and light. Electric heater. Dual aspect windows and sliding doors onto rear garden. External security lights.

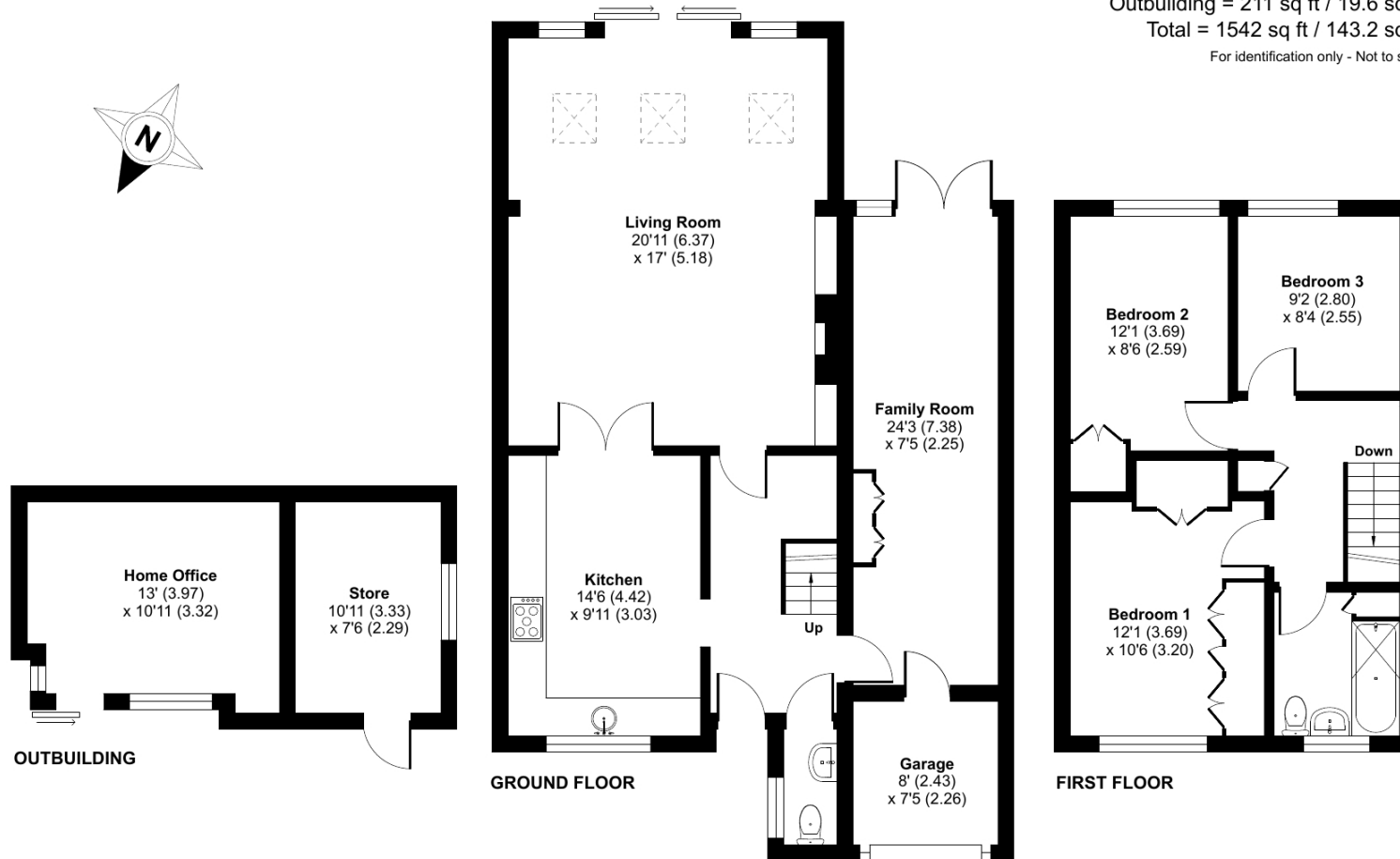
Garage Store

8' 0" x 7' 5" (2.43m x 2.26m) Converted garage into Family Room and a separate garage storage space. Electric up and over door. Power and light. Wall mounted combination boiler new in 2023. Door to Family Room.



Approximate Area = 1276 sq ft / 118.5 sq m
 Garage = 55 sq ft / 5.1 sq m
 Outbuilding = 211 sq ft / 19.6 sq m
 Total = 1542 sq ft / 143.2 sq m
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Country Properties. REF: 1306294

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Viewing by appointment only

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