



17 Copper Drive

Burbage, Hinckley, LE10 2UN

Offers In The Region Of £315,000



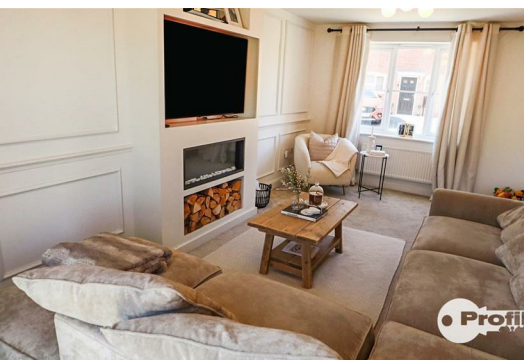
An immaculately presented, show standard, 3 bedroom, 2 bathroom modern family detached house. The property was constructed by Persimmon Homes in the 'Clayton' design and has the remaining period of the usual NHBC guarantee or similar 'New Build' warranty. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed windows, attractive through lounge, luxury fully fitted kitchen/dining room with quartz work surfaces, utility room, guest cloakroom, bedroom 1 with ensuite shower, modern bathroom, water meter, PVCu fascia and soffit boards and a 2 car driveway.

Ideally located close to all local amenities including local schools, shops and regular public transport services.

The property is accessible for commuting to all major road links such as the A5, M69, M6 and M1.

MUST BE VIEWED.

NO CHAIN.



Canopy porch.

Reception hall. 6'2" (max) x 2'10" (max). (1.89 (max) x 0.87 (max).)

Amico floor, spindle balustrade, composite double glazed door, radiator and main smoke alarm.

Through lounge. 18'8" x 10'3". (5.70 x 3.13.)

PVCu double glazed window, PVCu double glazed French doors and feature electric fire and television recess in set into a media wall.

Modern luxury fitted breakfast kitchen/dining room 18'8" x 12'0" (max). (5.70 x 3.66 (max).)

Shaker styled.

Recess stainless steel sink, range of attractive base and wall units (6 base and 4 wall) finished in matt light grey, contrasting quartz worksurface with integrated breakfast bar, split level ceramic hob, electric (fan assisted) oven, extractor hood (ducted), fitted dishwasher, fridge, freezer, amtico floor, radiators, down lights to the ceiling. fitted cupboard and PVCu double glazed windows.

Utility room (rear). 6'6" x 5'2". (1.99 x 1.60.)

PVCu double glazed door, 2 base units finished in light matt grey, associated work surfaces, carbon monoxide detector and a wall mounted gas fired condensing combination boiler (Ideal Logic combi ESP 1 35) and fitted wash/dryer.

Guest cloakroom (rear). 4'8" x 3'1". (1.43 x 0.96.)

Suite in white, wash hand basin, low flush wc, radiator and extractor fan.

First floor landing. 12'8" (max) x 6'4" (max). (3.88 (max) x 1.95 (max).)

Roof void access hatch, main smoke alarm, linen cupboard, radiator and PVCu double glazed window.

Bedroom 1 (through). 18'8" x 10'5" (max). (5.70 x 3.19 (max).)

PVCu double glazed windows to the front and rear elevations, radiators and attractive wall panelling.

En-suite shower (side) Fully tiled. 7'8" x 3'10". (2.35 x 1.17.)

Fitted double shower cubicle with a mixer shower and side glazed screen, wash hand basin, low flush wc, amtico floor, extractor fan, chrome ladder style radiator and obscure PVCu side window.

Bedroom 2 (front). 10'8" (max) x 9'2" (max). (3.26 (max) x 2.80 (max).)

PVCu double glazed window and radiator.

Bedroom 3 (rear). 9'0" x 7'4". (2.76 x 2.24.)

PVCu double glazed window, fitted wall shelving and storage space and radiator.

Modern bathroom (front). 7'3" x 6'1". (2.22 x 1.87.)

Full suite in white, panel bath, wash hand basin, low flush wc, obscure PVCu double glazed window, ceramic wall tiling, extractor fan, amtico floor and radiator,

Outside.

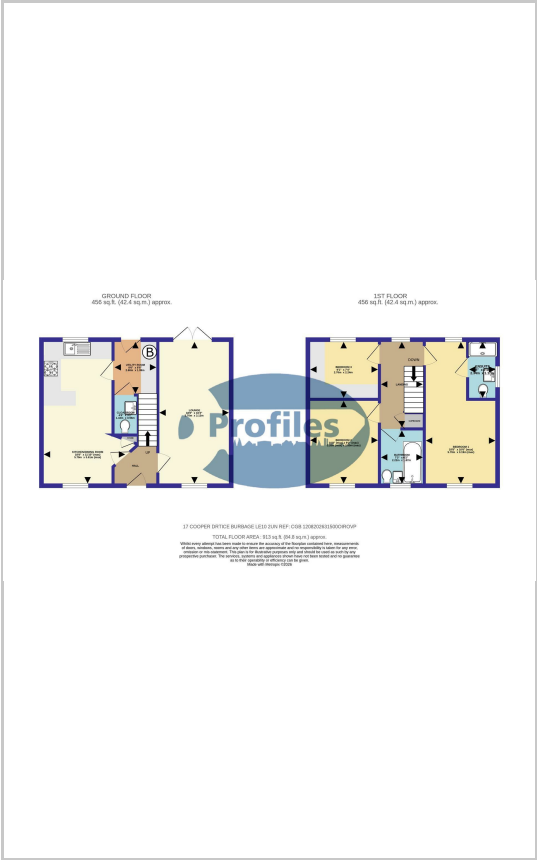
Lawn enclosed and side garden. Tarmacadam tandem driveway.

Enclosed rear garden, with established lawn, recessed decking, water tap and security light.

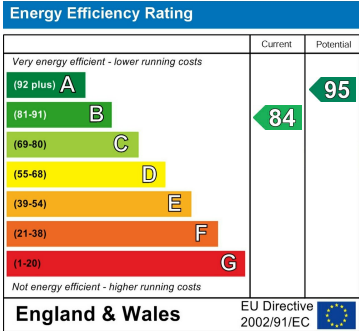
Area Map



Floor Plans



Energy Efficiency Graph



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