





A well-presented three-bedroom end town house, on the desirable Lawnswood development, offering a practical layout with a generous living room, kitchen diner, en-suite main bedroom and an enclosed rear garden. The property also benefits from off-road parking to the front and provides a well-balanced arrangement of living and bedroom accommodation across two floors.



## Accommodation

### Ground Floor

The property is entered via a welcoming hallway, with stairs rising to the first floor and doors leading into the principal ground-floor rooms.

The living room is positioned to the front of the property and provides a comfortable, well-proportioned reception space with a window overlooking the frontage.

To the rear, the kitchen diner spans the width of the accommodation and forms a sociable everyday living space. The kitchen is fitted with a range of white wall and base units complemented by work surfaces, with an integrated oven and hob, integrated dishwasher and space for further appliances. There is ample room for a dining table, while French doors open directly onto the rear patio and garden.

Completing the ground floor is a useful WC accessed from the hallway.

### First Floor

The first-floor landing provides access to three bedrooms and the family bathroom.

The main bedroom is positioned to the rear and benefits from fitted mirrored wardrobes together with its own en-suite shower room, comprising a shower enclosure, wash basin and WC.



Bedroom two is another well-proportioned room, while the third bedroom provides a useful single bedroom, nursery or home office.

The family bathroom comprises a bath with shower over and screen, wash basin and WC, with tiled surrounds and a heated towel rail.

### Outside

To the front, the property benefits from a driveway







providing side by side off-road parking, with a pathway leading to the entrance.

The enclosed rear garden offers a combination of lawn and paved patio, providing space for outdoor seating and entertaining. Timber fencing forms the boundaries.

#### Location

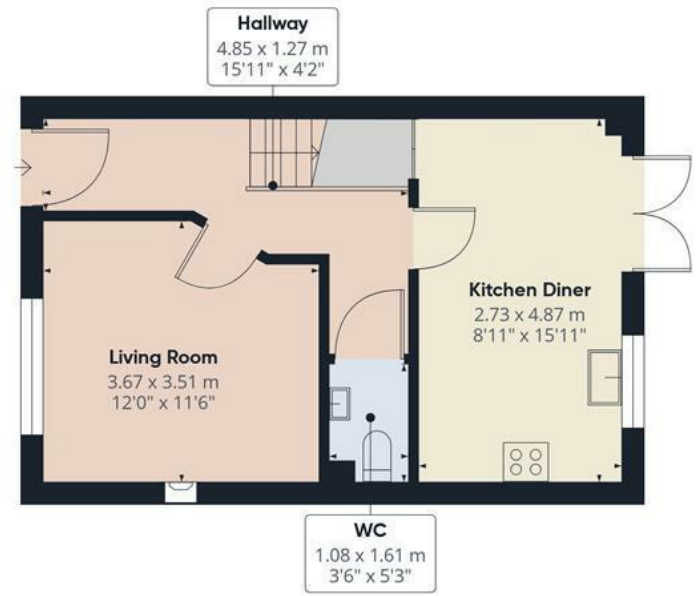
Coppice Road is positioned within a modern residential development in Branston providing convenient access to the town and its range of shops, schools and everyday amenities. Burton town centre, local road connections and surrounding employment areas are all within easy reach, making the property well placed for a variety of buyers.



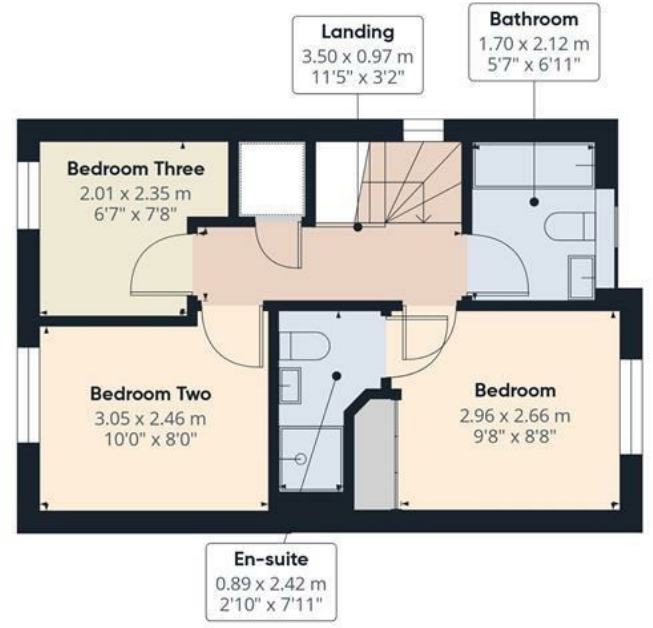








Floor 0



Floor 1

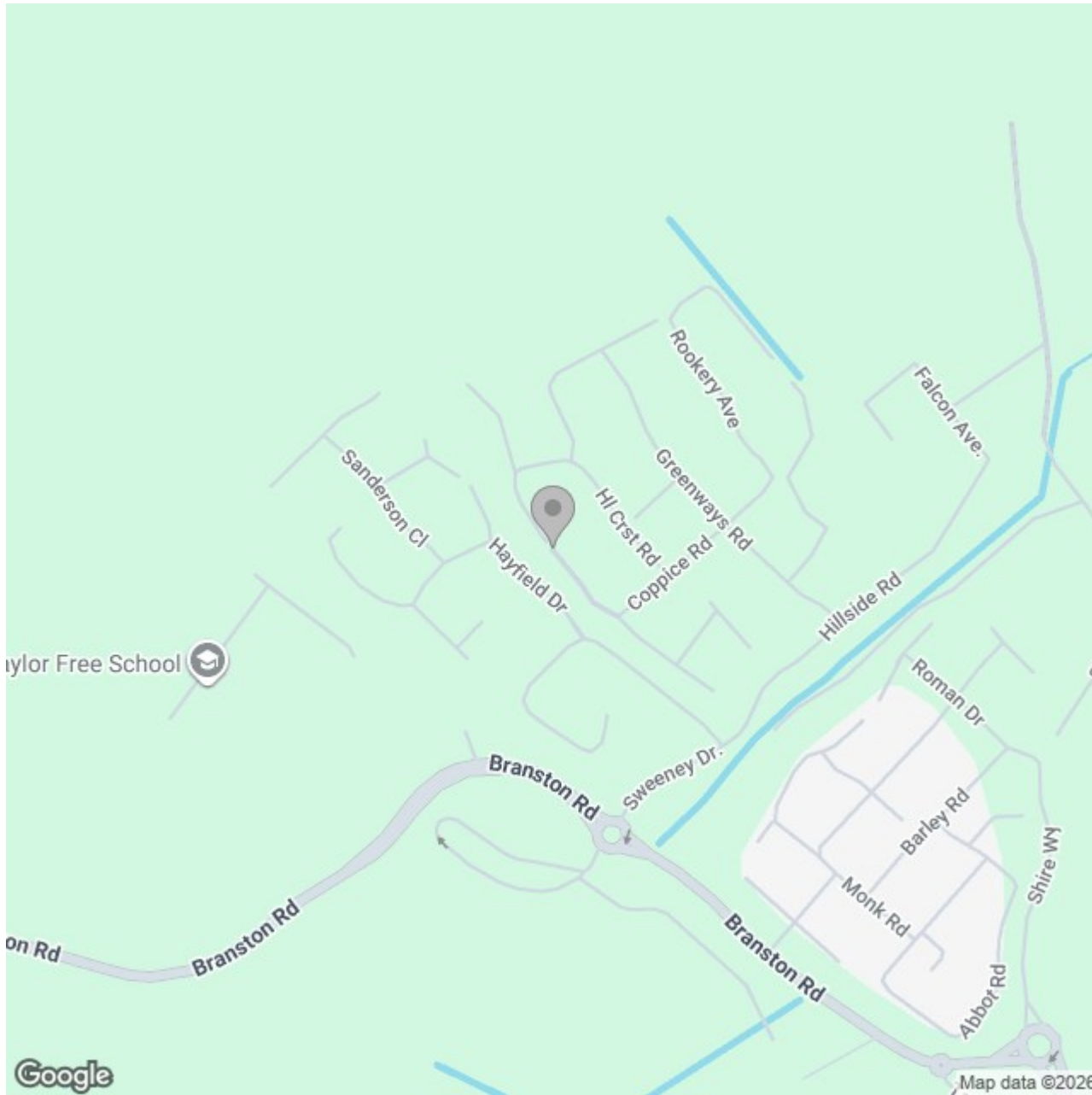


Approximate total area<sup>(1)</sup>  
68.9 m<sup>2</sup>  
742 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |