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SALES & LETTINGS

Fernlea Grove, Weston Coyney, ST3 5HT

£215,000

https://www.abodemidlands.co.uk

This spacious three-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, together with off-road parking, a garage and gardens to both the front and rear. A particular highlight of the property is its enviable position, with the rear garden backing directly onto Park Hall Country Park, providing a wonderful outlook and convenient access to beautiful countryside walks and open spaces.

The property is approached via a driveway providing off-road parking, whilst the front garden is predominantly laid to lawn and offers potential to create additional parking, subject to any necessary permissions.

To the rear, the enclosed garden is mainly laid to lawn and features a paved patio area, providing an excellent space for outdoor dining and entertaining. The garden offers plenty of scope for keen gardeners to add their own landscaping ideas, while the adjoining country park creates a lovely backdrop and sense of space.

Internally, the property offers generous living accommodation with plenty of potential for the new owners to personalise and make their own. The ground floor comprises: entrance hallway, spacious lounge/diner, kitchen, useful utility space, WC and conservatory. To the first floor are three bedrooms and a family bathroom.

The property is ideally situated in a sought-after location, offering convenient access to local shops, schools and everyday amenities, whilst the nearby Park Hall Country Park provides excellent opportunities for walking and enjoying the surrounding countryside.

Offering spacious accommodation, excellent outdoor space and the opportunity to create a home tailored to your own tastes, this property is sure to appeal to a variety of buyers. An early viewing is highly recommended to fully appreciate the position, potential and accommodation on offer.

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Entrance Porch
Wooden glazed windows to the front elevation, door leading in from the front and tiled flooring.

Entrance Hallway
Door leading in from the entrance porch, stairs leading to the first floor, central heating radiator and useful understairs storage cupboard.

Kitchen
Fitted with a range of base and eye-level units with complementary worktops, inset stainless steel one and a half bowl sink with drainer, space and plumbing for a washing machine, under-counter fridge/freezer and cooker with extractor hood above, tiled flooring, tiled splashback, central heating radiator, wall-mounted boiler and double glazed window to the rear elevation overlooking the garden.

Rear Hallway
Tiled flooring and door leading out into the garden.

WC
WC, wooden glazed window to the rear elevation and tiled flooring.

Lounge Diner
UPVC double glazed window to the front elevation, feature gas fireplace and central heating radiator. Ample space for a dining table and chairs.

Conservatory
UPVC double glazed windows to the side and rear elevations, patio doors leading out into the garden and tiled flooring.

Landing
UPVC double glazed window to the side elevation, loft access and storage cupboard.

Master Bedroom
UPVC double glazed bay window to the front elevation and central heating radiator.

Bedroom
UPVC double glazed window to the rear elevation overlooking Park Hall Country Park, central heating radiator and useful storage cupboard.

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Bedroom

UPVC double glazed window to the side elevation and central heating radiator.

Shower Room

Modern suite comprising WC and wash hand basin with storage cupboard below, walk-in shower cubicle with glass shower screen, tiled walls, UPVC double glazed window to the rear elevation, towel radiator and spotlighting.

Garage

Up-and-over door to the front elevation, with power and lighting. Potential for conversion at additional living space if desired (subject to relevant permissions).

Outside

To the front, a driveway provides off-road parking and access to the attached garage, while the front garden is predominantly laid to lawn and offers scope to create additional parking if required, subject to any necessary permissions.

To the rear, the enclosed garden is mainly laid to lawn and complemented by a pond and paved patio areas, providing an attractive and versatile outdoor space ideal for relaxing, entertaining and for keen gardening enthusiasts. A particular feature is the gated access directly onto Park Hall Country Park, offering the rare convenience of stepping straight from the garden into the surrounding countryside, with beautiful walks and open spaces right on the doorstep.

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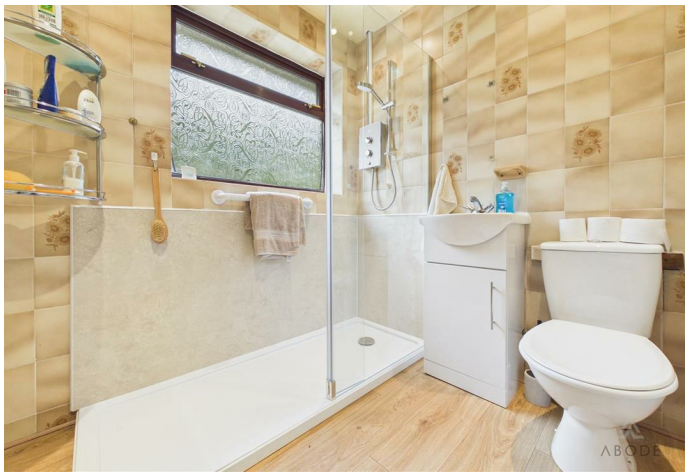
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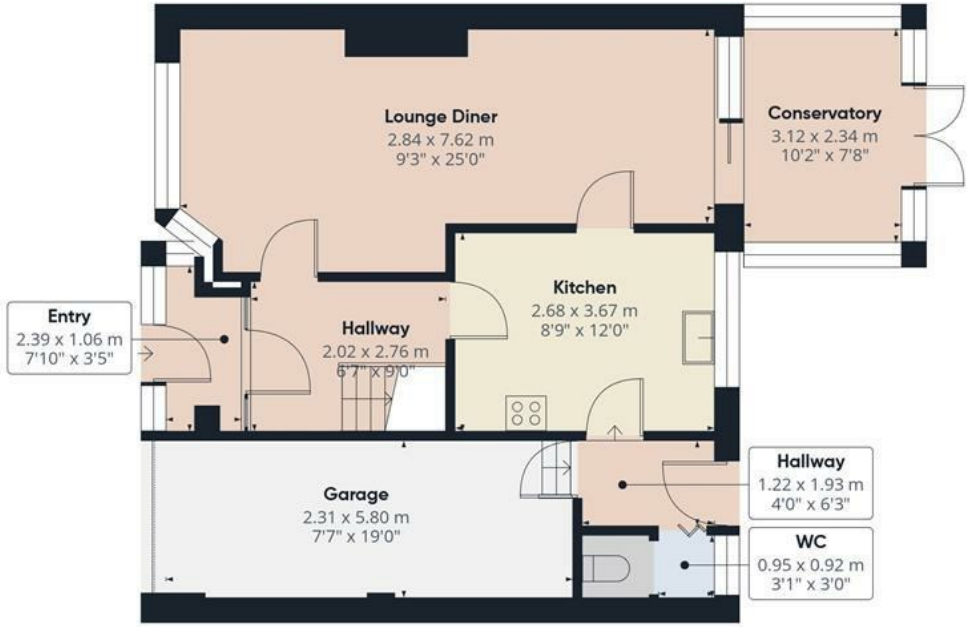

Floor 0

Floor 1

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Approximate total area(1)

105.7 m²

1137 ft²

(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.

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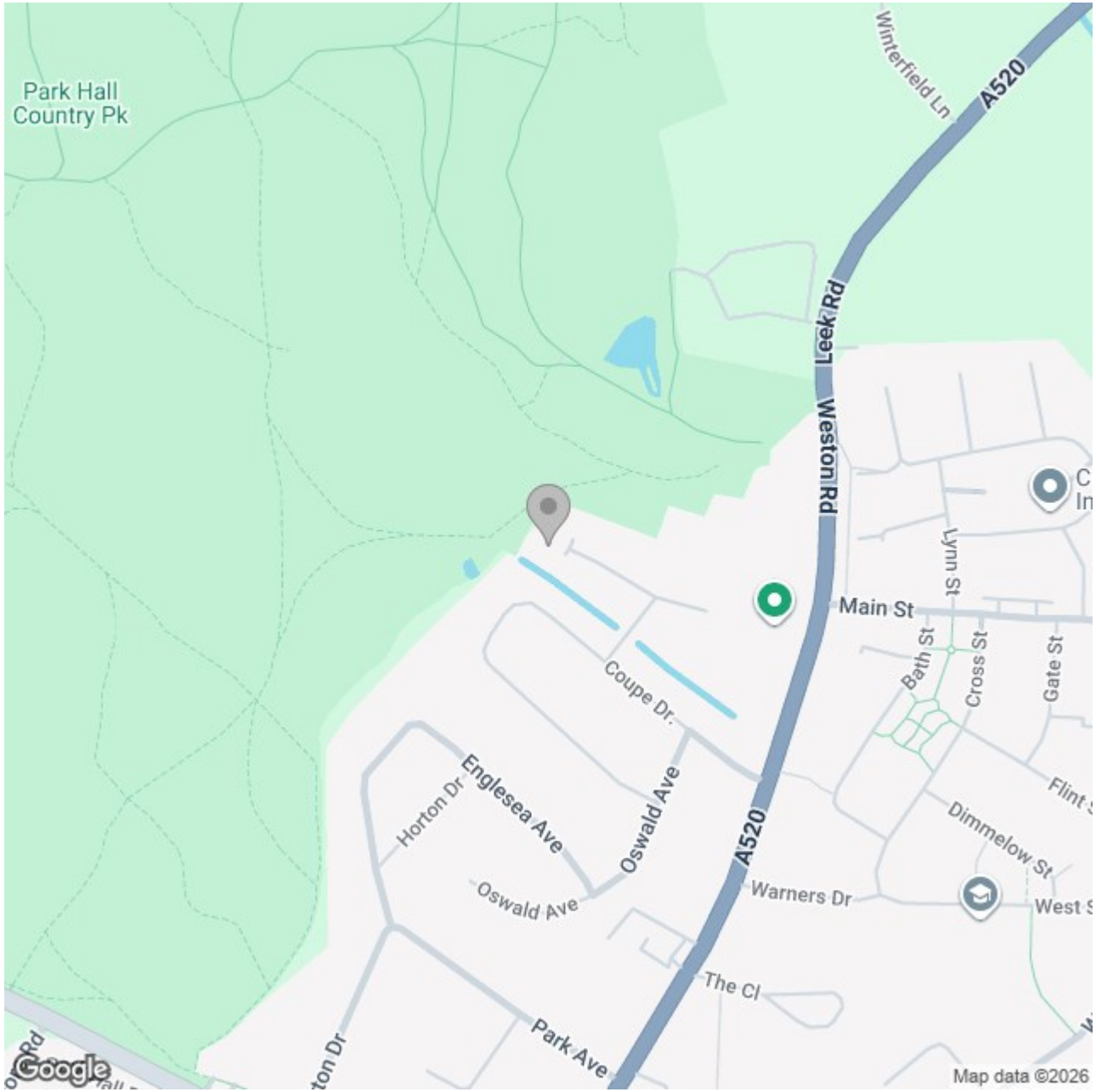

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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