



Crank Peach & Co

Independent Estate Agents



Serving Disley and the High Peak

7 The Coppice, Whaley Bridge, Derbyshire, SK23 7LH



£395,000

Photographed from within its own splendid landscaped grounds, traversed by a stream, this high calibre modern detached family home lies within a small select close of prestigious homes within the popular High Peak village of Whaley Bridge, only a short distance from the scenic Peak National Park. Comprises: cov porch, entrance hall, cloaks/wc, 21'7 through lounge, sep dining room, large conservatory, 22'3 fitted dining kitchen, utility room, 4 bedrooms, 2 bathrooms. Double garage, parking. Gas heating, double glazing. Viewing recommended.

• RESIDENTIAL SALES • AUCTIONS • VALUATIONS • LETTINGS •

FIRST FLOOR

LANDING Spindle balustrade, corniced ceiling, dado rail, panelled doors to:

BEDROOM ONE 12'6" x 11'8" (3.81m x 3.56m) Double glazed window to the front elevation, double radiator, dado rail, maple wood flooring, range of quality fitted wardrobes with double bed inset, overhead cupboards and matching bedside cabinets. Ceiling cornice, wall light points, bedside lighting. Telephone point, Georgian style glazed doors opening to:

SHOWER ROOM EN SUITE Double glazed window to the front with patterned glass. Comprises marble effect vanity wash hand basin with cupboard beneath, walk-in shower cubicle, overhead cupboards, tiled splash backs, corniced ceiling, maple wood flooring, electric shaver socket, extractor fan and radiator.

BEDROOM TWO 12'6" x 11'10" (3.81m x 3.61m) Double glazed window to the front, laminated floor, double radiator. Range of fitted wardrobes with mirrored sliding doors. Fitted workstation with shelving above, corniced ceiling and TV aerial socket.



BEDROOM THREE 11'9" x 8'10" (3.58m x 2.69m) Double glazed window to the rear with views over the gardens. Wall light points and radiator.

BEDROOM FOUR 11'0" x 8'10" (10'6" into door) (3.35m x 2.69m (3.20m into door)) Double glazed window to the rear, corniced ceiling, radiator. Access to loft space. Integral storage cupboard.

BATHROOM Double glazed window with patterned glass. Comprises panelled bath with mixer shower and folding shower screen, pedestal wash hand basin and wc low level suite. Built-in cupboards, laminated floor, tiled walls to half height, dado rail, corniced ceiling. Extractor fan, wall light points and electric shaver socket.

OUTSIDE

DOUBLE GARAGE 18'2" x 15'10" (5.54m x 4.83m) Double glazed window to the side, up and over door, rafter storage space, power points and lighting. Storage cupboard.

GARDENS A double width driveway provides parking for up to four cars. The front gardens are laid to an open plan arrangement with lawn and flagged service pathway. The rear garden is a particular feature with three paved patios affording excellent views across the gardens to the woodland beyond. The rockeries contain many varieties of mature plants and shrubs with gravel beds for easy maintenance. The path continues over a wooden bridge across Randal Carr Brook to the large lawns bordered by mature trees, plants and shrubs. Timber Summer house. Security lighting, outside lighting and cold water tap.

