



6 Coppice View
Rosliston
DE12 8HY

£395,000

AN EXCLUSIVE DEVELOPMENT by award winning developers LYCHGATE HOMES of Ashby with 10 DISTINCTIVE HIGH SPECIFICATION CONTEMPORARY properties, with 5 FOUR BEDROOM DETACHED HOUSES & 5 THREE BEDROOM DETACHED BUNGALOWS, demand is high with 5 already sold off plan, AVAILABLE NOW TO VIEW



Property Features

- Exclusive Development
- Lychgate Homes
- High Specification
- 10 Year Guarantee
- Countryside Views
- 5 Detached Houses
- 5 Detached Bungalows
- Stylish Design
- Popular Village
- Available Now

Full Description

A stunning new development by award winning developers Lychgate Homes of Ashby working in tandem with award winning architects David Granger Architectural Design Ltd, to create a wonderful exclusive development of 10 distinctive properties consisting of five 4 bedroom detached family homes and five 3 bedroom detached bungalows, occupying a wonderful rural position surrounded by open countryside & enjoying the benefits of a tree lined, recently landscaped and re-seeded Coppice designed for the recreational use of all the residents.

As with all Lychgate properties, they are impeccably and thoughtfully designed to an exceptionally high standard under a 10 year Premier guarantee, offering the best in modern day living, enjoying a highly efficient gas fired central heating system with zoned underfloor heating to the ground floor and by reserving your plot today, you will be

able to personalise it, (subject to timing) with your choice from a range of luxury kitchens with integrated appliances by Charnwood Kitchens.

6 Coppice View is a spacious 3-bedroom detached bungalow of 972 sq ft offering versatile living & occupying a wonderful plot with landscaped front & rear gardens and a long driveway with ample parking. Internally you are welcomed by an impressive entrance hall, lounge, fantastic open plan living kitchen which will enjoy a comprehensive range of units and appliances with bi-fold doors onto the rear garden & a fitted utility room. There are 3 good sized bedrooms including the master bedroom with en-suite shower and main family bathroom

Perfectly positioned on the edge of Rosliston village centre, right in the heart of the National Forest & across the road from Rosliston Forestry Centre, you can really embrace the life-style that living in this wonderful village offers. With a vibrant village centre including Rosliston Primary School, Medical Centre, Co-Op, The Bulls Head Pub & St Mary's Church there is certainly plenty for all the family. Conveniently positioned & within 8 miles of Burton on Trent with a regular bus service, Tamworth 11 miles, Birmingham 27 Miles & 6 miles via the A444 to J11 of the M42

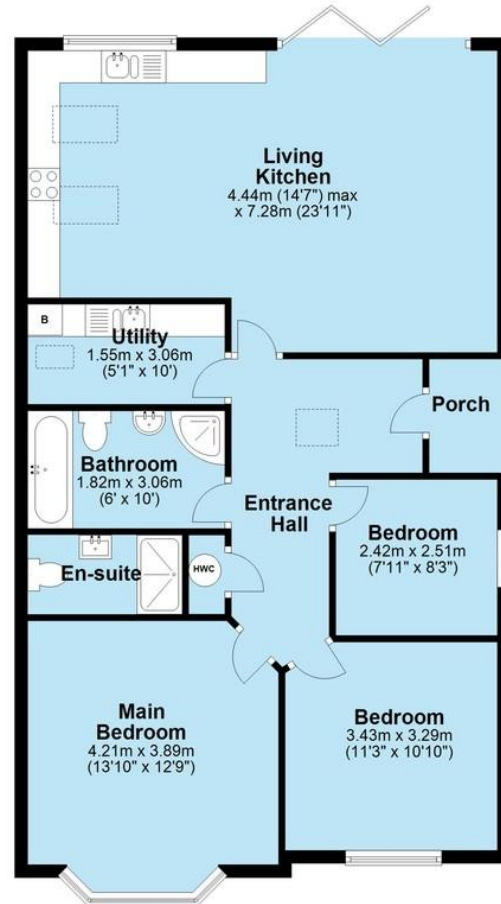
TENURE The property will be Freehold

SERVICE CHARGE There will be an annual service charge payable of £400 for the upkeep & maintenance of common areas





Floor Plan



Total area: approx. 90.4 sq. metres (972.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements