



7 Coppin Lane, Milton Keynes, MK13 9BQ

Offers Over £385,000

Occupying a desirable corner plot, this attractive three-bedroom EXTENDED detached home has been significantly enhanced by the current owners through an impressive ground floor extension and thoughtful internal reconfiguration, creating a versatile and contemporary living space ideal for modern family life.

The property is entered via an entrance porch, leading into a welcoming front-facing living room featuring a bay window and a characterful wood-burning stove. From here, the flow continues into a comfortable sitting area, which provides access to a newly created cloakroom before opening through French doors into the stunning open-plan kitchen, dining and family room. This exceptional extended space forms the heart of the home, boasting a vaulted ceiling that enhances the sense of light and space, and is perfectly suited for both everyday living and entertaining. A dedicated utility room is conveniently accessed from this area.

To the first floor, the accommodation comprises three well-proportioned bedrooms served by a modernised family bathroom.

Externally, the property benefits from a detached garage and off-road parking, along with a mature front garden and a beautifully landscaped rear garden offering an excellent degree of privacy. Ideally located, the home provides easy access to central Milton Keynes, with the mainline railway station reachable in approximately five minutes, making it an excellent choice for commuters as well as families.

Energy rating: D
Council tax band: C

ENTRANCE PORCH

Double glazed UPVC door and window to front. Glass panelled door to living room.

LIVING ROOM 15'10" x 11'8" (4.85 x 3.57)

Double glazed box bay window to side. Double glazed window to side. Television and internet points. Radiator. Stairs to first floor landing. Wood burning stove.

SITTING AREA 10'7" x 8'3" (3.25 x 2.54)

Double glazed window to front. Radiator. Glass panelled door to cloakroom. French doors to dining room.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Part panelled walls. Extractor fan. Heated towel rail.

KITCHEN/DINING ROOM 14'11" x 13'11" (4.56 x 4.26)

Industrial style double glazed windows and double glazed door to side. Double glazed window to front. Fitted wall and base units with worksurfaces incorporating electric oven and hob with extractor hood over. Space for fridge freezer. Integral dishwasher. Vertical radiator. Vaulted ceiling. Double doors to utility room.

UTILITY ROOM 7'3" x 7'1" (2.23 x 2.18)

Fitted wall and base units with worksurfaces. Sink drainer and mixer tap. Plumbing for washing machine. Space for tumble dryer and additional American style fridge freezer.

FIRST FLOOR LANDING

Stairs from living room. Double glazed window to front. Radiator. Airing cupboard. Access to part boarded loft space.

BEDROOM ONE 11'11" x 9'0" (3.65 x 2.75)

Double glazed window to side. Built in wardrobe with mirrored sliding doors.

BEDROOM TWO 11'1" x 7'11" (3.38 x 2.42)

Double glazed window to side. Radiator.

BEDROOM THREE 8'11" x 6'7" (2.73 x 2.02)

Double glazed window to front. Radiator. Storage cupboard. Fitted bed frame.

BATHROOM

Double glazed obscure windows to front and side. Three piece suite comprising bath with mixer tap, wash hand basin in vanity surround and low level wc. Heated towel rail. Extractor fan.

FRONT GARDEN

Mature bedding areas. Small trees. Shingle seating area. Driveway parking leading to garage.

DETACHED GARAGE

Up and over door to front. Power.

REAR GARDEN

Laid to lawn with rear width decking area with railway sleeper borders and paved patio area. Mature trees and plants. Raised vegetable patch. Assorted fruit bushes. Outside power. Covered wood store. Gated access to front. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

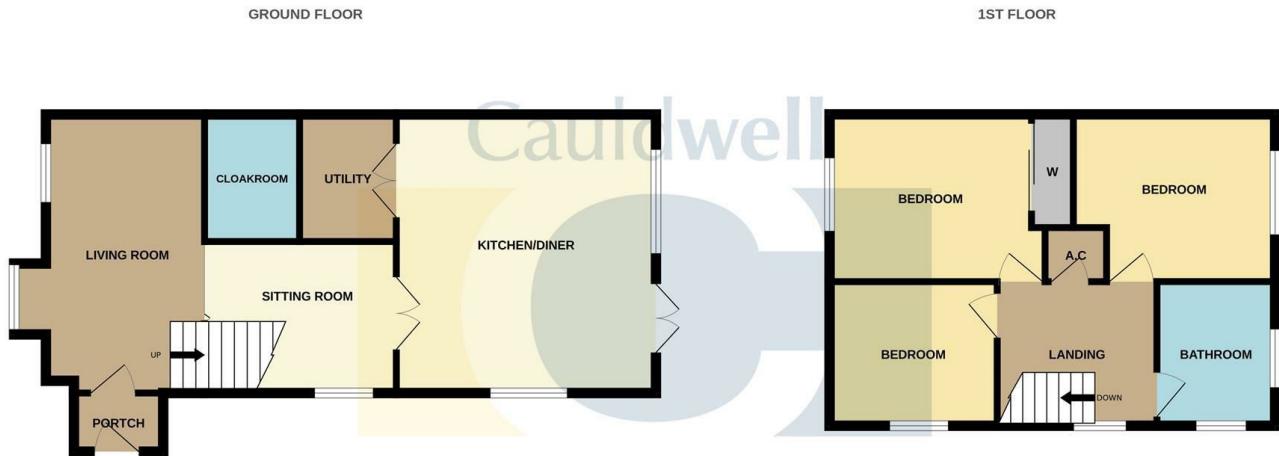
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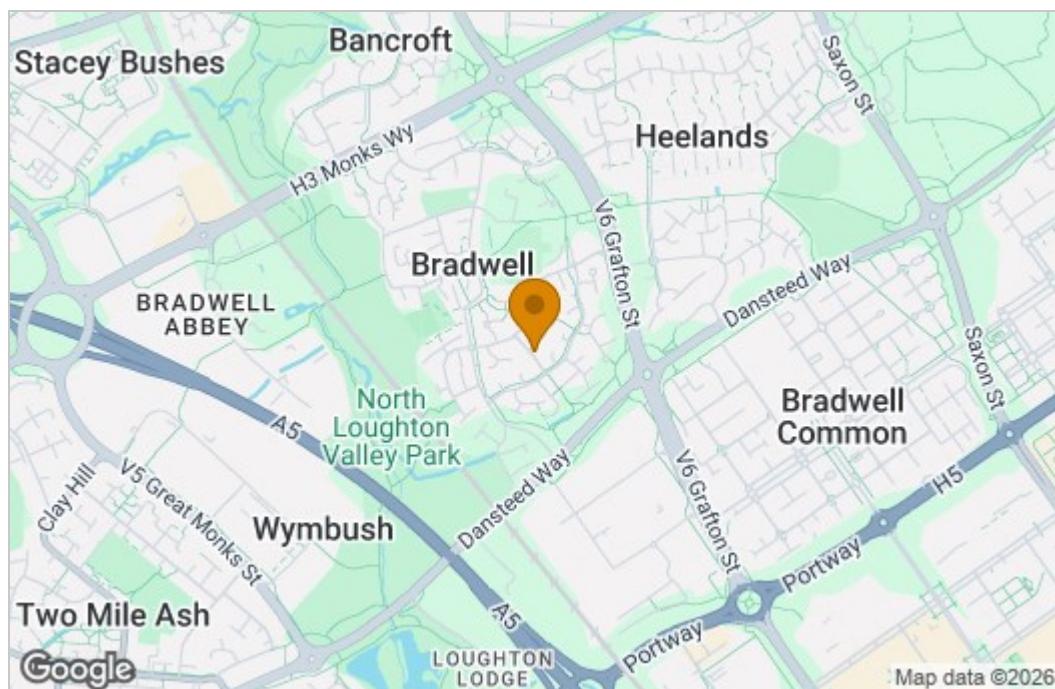
Floor Plan



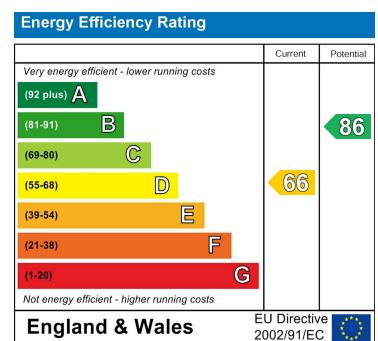
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Area Map



Energy Efficiency Graph



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