



Guide Price £575,000 - £600,000 Freehold

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Moore & Partners

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AN EXTENDED FOUR DOUBLE BEDROOM FAMILY HOME LOCATED IN THE VILLAGE OF COPTHORNE. OFFERING A MASTER BEDROOM & ENSUITE, SPACIOUS LOUNGE/DINER, UTILITY ROOM, W/C, INTEGRAL SINGLE GARAGE, OFF ROAD PARKING AND SOUTH FACING REAR GARDEN

On entering the property you step into the hallway which provides space for shoes and coats. The hallway provides access to the kitchen/diner and stairs that lead to the first floor. The lounge/diner is a great space and central to this family home. To one end, the fitted kitchen provides a range of base and eye level units with integrated gas hob, electric oven with further spaces for an under counter fridge and dishwasher. The kitchen is open plan to the dining area, making those meal times with the family or nights entertaining with friends, very sociable. The dining area is good size space with plenty of room for a 6 seater table and additional furniture. The area benefits a bay window that looks out to the front of the property, allowing in plenty of natural light. From the kitchen, you enter the utility room, which in turn gives access to the garden via a single door and ground floor cloakroom. Within the utility room, there is an additional sink with cupboard under, work surface space with plumbing for washing machine underneath and on the opposite side an alcove to comfortably fit an American style fridge/freezer. The cloakroom is a good addition for a busy home and comprises a low level w/c and wash hand basin. The lounge which is located in the extended part of the property, its accessed from the dining area. It measures 16'5" x 9'10" and benefits from double opening doors to one end, that open out onto the decking. It's a great relaxation space for the family to retreat to for those cosy nights in. Moving upstairs via the turning staircase, you are greeted by a generous landing that gives you access to four double bedrooms, family bathroom and separate w/c. Located at the far end of the hallway in the extended part of the property, you have the full width master bedroom including en-suite. The room can comfortably accommodate a king size bed and additional bedroom furniture. The en-suite comprises a shower cubicle, wash hand basin and low-level w/c, a south facing window allows in plenty of light and ventilation. Bedroom two can also accommodate a king size bed, enjoys views out over the rear garden and benefits from a double built in wardrobe. Bedroom three is a double room with built in storage shelves & hanging space. Bedroom four is the smallest double room but also benefits from a double built in wardrobe, taking care of storage needs. The family bathroom is mostly tiled, with a fitted bath & shower fitting over the top and wash hand basin. The w/c is located next door. Outside, the property has a driveway for 1 car and single integrated garage. There is scope to widen the driveway but an additional parking space has been utilised already to the far left hand side. There is plenty of additional parking available on street with no restrictions in place. The south facing garden is a real assets to the home, allowing the owners to capitalise on those warm summer days and evenings sitting out on the decking area.

EPC Rating D



Room Details

Ground Floor

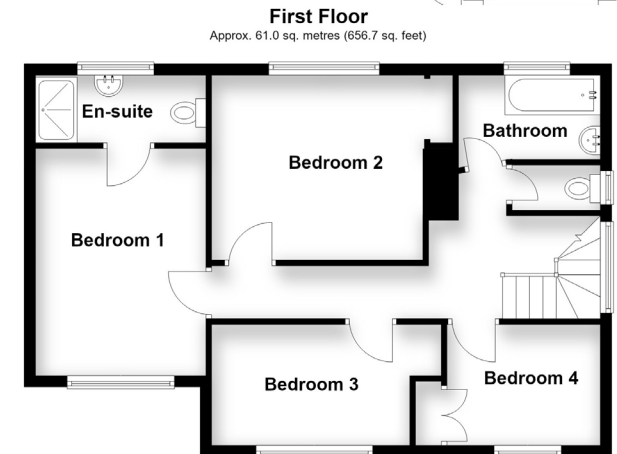
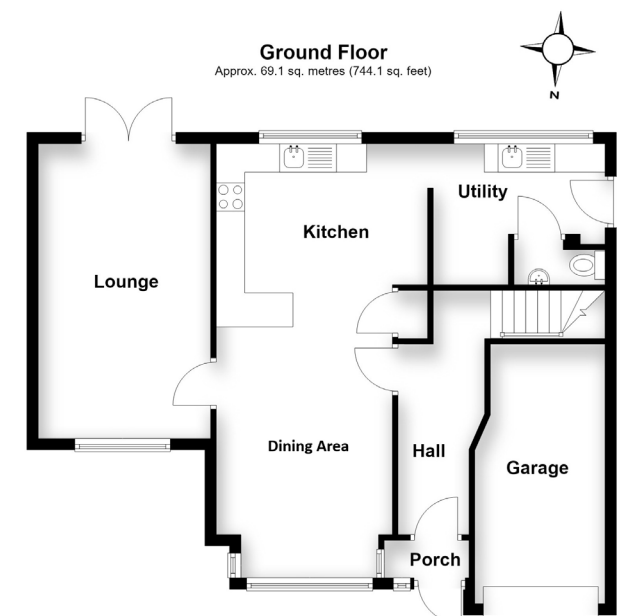
Entrance Hall	13'5" x 4'5" (4.09m x 1.35m)
Lounge	16'5" x 9'10" (5.00m x 3.00m)
Kitchen/Diner	21'7" x 10'1" (6.58m x 3.07m)
Utility Room	7'8" max x 10'2" (2.34m max x 3.10m)
Cloakroom	4'9" x 2'0" (1.45m x 0.61m)

First Floor

Landing	11'9" x 3'0" to 8'9" (3.58m x 0.91m to 2.67m)
Master Bedroom	12'8" x 9'7" (3.86m x 2.92m)
Ensuite	10'0" x 3'3" (3.05m x 0.99m)
Bedroom Two	11'5" x 11'0" (3.48m x 3.35m)
Bedroom Three	11'5" x 7'3" (3.48m x 2.21m)
Bedroom Four	8'7" x 7'2" (2.62m x 2.18m)
Bathroom	8'8" x 5'1" (2.64m x 1.55m)
w/c	5'5" x 2'6" (1.65m x 0.76m)

Outside

Driveway
Single Garage
Rear Garden



Total area: approx. 130.1 sq. metres (1400.8 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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