



Westway, Copthorne

£550,000

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Westway, Cophorne

- A spacious and well-designed four-bedroom detached family home, situated in a quiet location
- Downstairs cloakroom, light and airy living room – kitchen/breakfast room – dining room
- Four double bedrooms two with fitted wardrobes, family bathroom
- Block paved driveway with parking for several vehicles leading to detached garage
- Landscape front and gardens with scope for additional parking or further enlargement subject to planning
- No chain
- Council Tax Band 'F' and EPC 'tbc'

A spacious well designed four four-bedroom detached family home situated in the popular residential area of Cophorne.

To the front of the property there is a block paved driveway for numerous cars leading to a detached garage flanked by a lawn area and attractive shrubs and flowerbeds.

Upon entering the property, you are welcomed by an inviting hall with plenty of space for shoes and coats, understairs cupboard and cloakroom which has a wash hand basin with storage under, low-level WC, partly tiled and frosted window to side. The living room is situated to the front of the property which is light and airy with plenty of space for 2 x 2-seater sofas and freestanding furniture. The kitchen/breakfast room is to the rear with a door leading to the driveway fitted with an extensive range of wall and base units, sink unit, roll top work surfaces over, integrated gas hob, double electric oven, dishwasher, fridge/freezer and washing machine.



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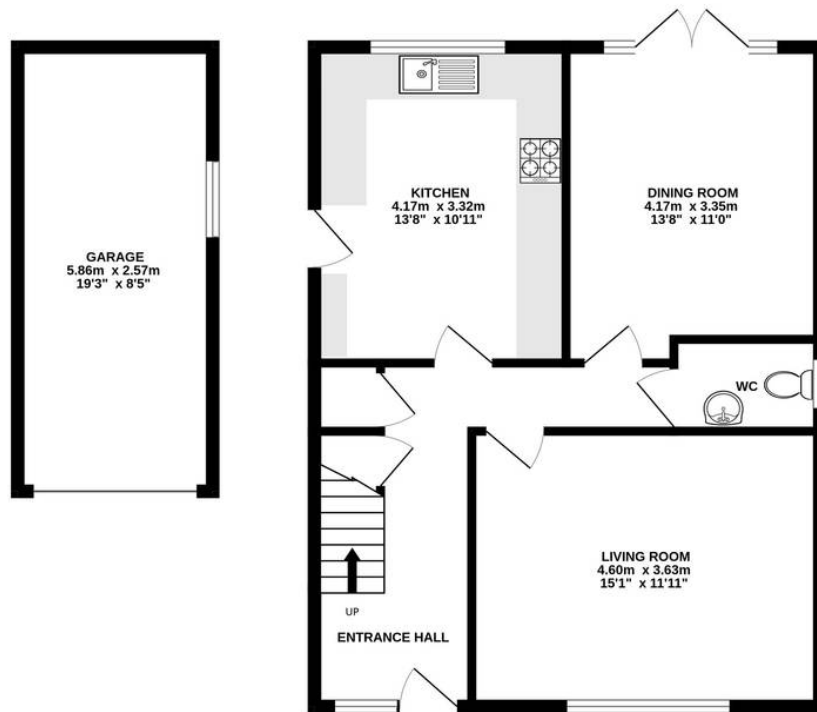
There is a breakfast bar seating and space for a four-seater breakfast table. The room is also tiled with a window overlooking the rear of the property. The dining room is a good size with patio doors leading into the garden with plenty of space for an eight-person dining table and freestanding furniture.

Stairs from the entrance hall lead to a first floor spacious landing with an airing cupboard and loft access. There is a frosted window to the side, and there are four double bedrooms, two with fitted wardrobes all with plenty of space for freestanding furniture. All bedrooms are large enough to fit a king size bed. The bathroom has a panel bath, mix tap, shower attachment, low-level WC, pedestal wash hand basin with storage under, heated towel rail, shaver point and party tiled.

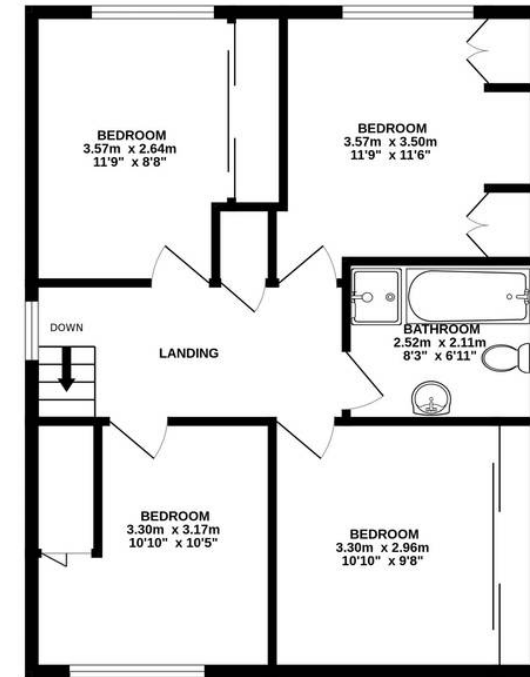
Outside there is a detached garage with up an over door and window to side. Large garden shed, block paved patio abuts the rear of the property with steps leading to an area of gravel lawn with elevated Sun Terrace, well stocked and established shrub and flowerbeds on two sides the whole enclosed with part fencing.



GROUND FLOOR
73.2 sq.m. (787 sq.ft.) approx.



1ST FLOOR
58.1 sq.m. (625 sq.ft.) approx.



TOTAL FLOOR AREA : 131.2 sq.m. (1412 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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