



Pinetrees Close, Copthorne

Offers in Region of **£475,000**

**MANSELL
McTAGGART**
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Pinetrees Close, Copthorne

- 4-bedroom family home
- Village location
- On street parking
- Large downstairs living space
- Garage included
- Modern décor
- Council Tax Band 'E' and EPC 'C'

Welcome to this beautifully presented four-bedroom end-of-terrace family home, perfectly situated in the sought-after village of Copthorne. Offering modern comfort this home is ideal for families looking for generous living space in a desirable location. This home is also has underfloor heating installed in the whole downstairs, alongside the upstairs family bathroom.

Step inside through the porch—an ideal spot for storing coats and shoes—where you will also find a convenient downstairs WC. The ground floor boasts a spacious open-plan layout, creating a bright and inviting atmosphere. The living area features a large bay window that floods the space with natural light, comfortably accommodating two sofas and a TV unit.

Moving through to the dining area and kitchen, the home is enhanced by wooden flooring and white exposed brickwork, adding to its airy and contemporary feel. The recently modernized kitchen is well-equipped with an integrated fridge/freezer, gas hob, oven, dishwasher, and washing machine.

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To the rear, an extension provides a second reception/family room with stunning bi-fold doors that open seamlessly onto the garden—perfect for entertaining or relaxing.

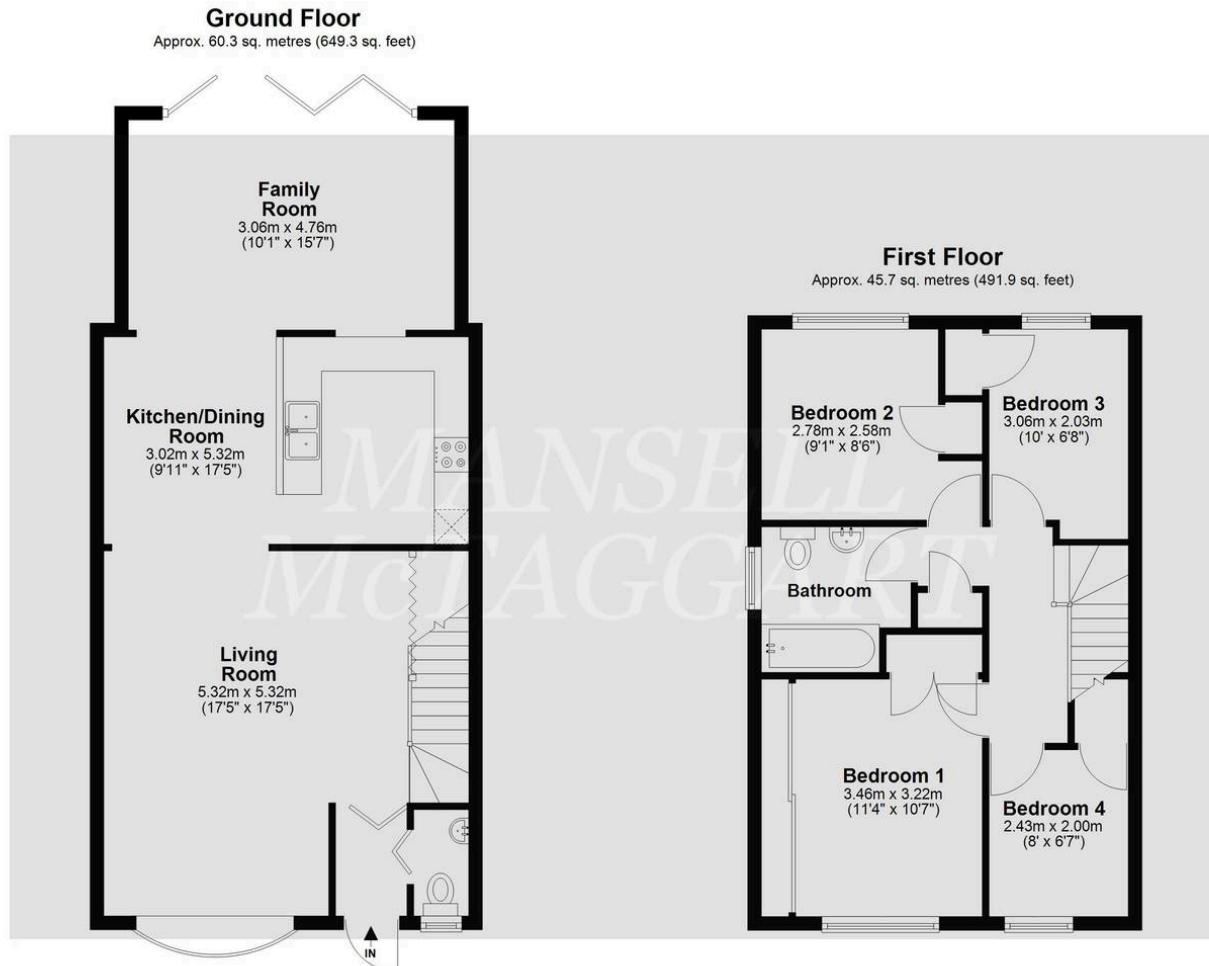
Upstairs, you will find four well-maintained bedrooms. Bedrooms 1 and 4 enjoy views over the front of the property with bedroom 1 benefitting from built-in wardrobes, while bedrooms 2 and 3 overlook the garden also with built-in storage. The family bathroom is fully tiled and features a bathtub with a shower attachment, a hand basin, a WC, and a heated towel rail. Additionally, there is an airing cupboard—ideal for storing towels and linens.

Outside, the private garden leads to a garage, accessible via the rear gate. The loft is also boarded and includes a fitted ladder, offering additional storage space.

This wonderful family home is a fantastic opportunity to enjoy village living with modern conveniences. Don't miss out—schedule a viewing today!

Agents Note:-

There is an annual Service Charge of £150.00



Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

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