



Ivy Close, Copthorne
£400,000

**MANSELL
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- A well-designed and attractive two-bedroom terrace family home
- Located in a quiet, exclusive cul-de-sac location within a short walk of Copthorne Village
- Entrance hall, cloakroom, kitchen/small breakfast area, light and airy south-facing living/dining room
- Two double bedrooms with fitted wardrobes- Family bathroom
- South-facing rear garden with access to the garage with light, power, and an electric car charging point
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

A beautifully presented and spacious two-bedroom mid-terrace home, built by Orbit in 2019, and located within an exclusive development just a short walk from Copthorne Village. Ideally positioned for easy access to village shops, the primary school, transport links and just a short drive from Crawley and Gatwick Airport, this modern home offers excellent convenience alongside contemporary living.

The property is approached via an attractive, ornate pathway leading to the front door. Inside, a generous entrance hall provides ample space for coats and shoes. To the front, the well-appointed kitchen features an extensive range of fitted wall and base units, roll-top work surfaces, an integrated gas hob and electric oven, as well as integrated fridge-freezer, dishwasher and washing machine.





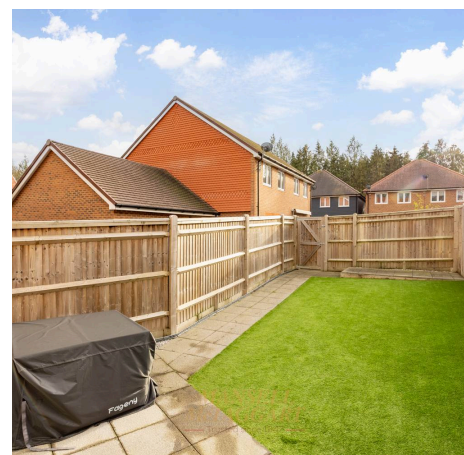
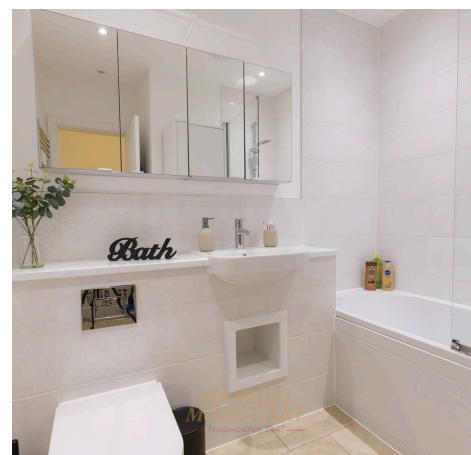
There is also space for a small breakfast table if desired. A large cloakroom with WC, wash hand basin and frosted window completes the front of the ground floor. To the rear, a light and airy south-facing living/dining room offers excellent space for both seating and dining furniture. Large picture windows provide an attractive outlook onto the sunny rear garden. Most of the ground floor benefits from stylish Arctic engineered wood flooring.

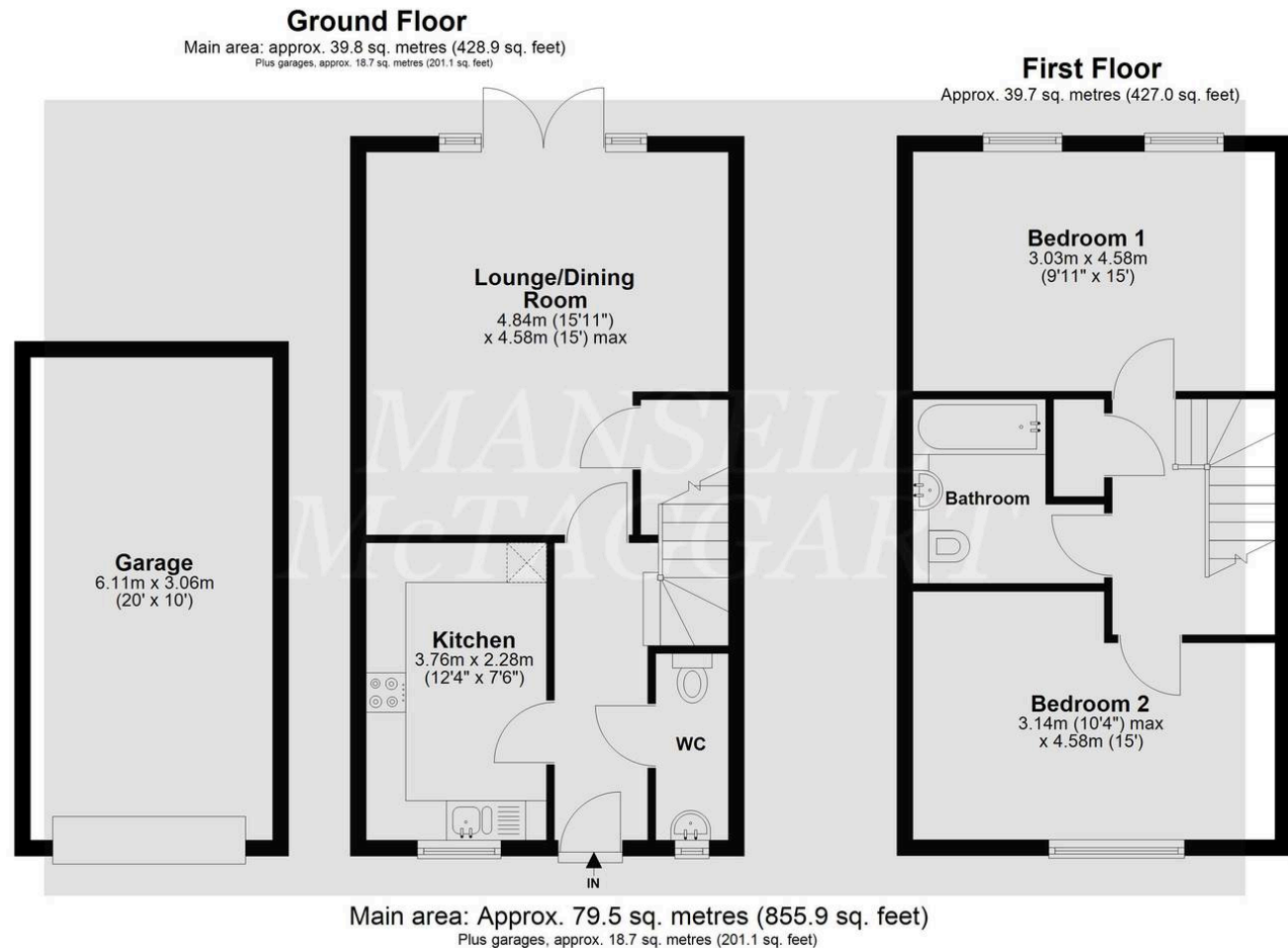
Upstairs, the landing leads to two generous double bedrooms, both of which include fitted wardrobes with hanging space, shelving and drawers. There is also access to the loft via bedroom two. The modern family bathroom comprises a panelled bath, separate shower enclosure, WC, wash hand basin, heated towel rail, extractor fan and recessed spotlights.

Outside, the south-facing rear garden is designed for low maintenance, featuring a patio and artificial lawn, with an elevated barbecue area and gated rear access. A private detached garage is located nearby, equipped with light, power, an up-and-over door and an electric car charging point and parking in front.

Agent Notes:

There is an annual service charge of £400. Hilary curtains and blackout blinds are included in the sale.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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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