



Akehurst Close, Copthorne
£450,000

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- A redesigned and enlarged three-bedroom semi-detached family home with scope for further enlargement (STPP)
- Situated in a quiet cul-de-sac location
- One and a half size garage with block paved parking to the front for numerous vehicles
- Entrance canopy - Entrance hall - Living/dining room - Kitchen - Utility room - Downstairs cloakroom
- Two double bedroom - Further single bedroom - Family bathroom
- Landscape rear gardens, with access to the front through the garage/utility room
- Council Tax Band 'D' and EPC 'tbc'

An attractive and beautifully redesigned three-bedroom semi-detached family home, located in a quiet cul-de-sac within the popular village of Copthorne.

Approaching the property, there is a block-paved driveway providing parking for several vehicles. Steps lead to an enclosed entrance canopy and into a welcoming entrance hall, which offers ample space for coats and shoes.

The spacious living/dining room extends from the front to the rear of the property and features a cast-iron log-burning fireplace with a decorative surround. The south-facing living area enjoys an abundance of natural light and comfortably accommodates 1-3 seater sofa and a chair along with additional freestanding furniture. The dining area benefits from patio doors opening onto the landscaped rear garden and offers space for a 1-4 seater dining table.





The kitchen is positioned at the rear of the property and is fitted with a range of wall and base units, worktops, a sink unit, built in gas hob, oven and grill, with integrated dishwasher and fridge. A door leads through to the utility room, which provides space for washing machine and tumble dryer, space for fridge/freezer, storage cupboard, along with access to the garage and rear garden. A ground-floor cloakroom comprises a WC and a wash hand basin and is partially tiled.

Upstairs, the landing is bright and airy, benefiting from a large window. The loft is accessed from the landing and is partially boarded. The airing cupboard houses hot water emulsion through the second bedroom. There are two good-sized double bedrooms and a further single bedroom with ample space for freestanding furniture. The family bathroom features an obscured rear window, a shower cubicle, a wash hand basin with storage beneath, a WC, a heated towel rail, and is tiled.

The garage is one-and-a-half-width with an up-and-over door with light and power, water and a tap at the back of the property on the patio. The rear garden has been thoughtfully landscaped, with a patio area directly behind the property, steps leading up to a lawn bordered by well-maintained flowerbeds on three sides. Further steps lead to a sunny seating area with an ornate wooden trellis, all enclosed by wooden panel fencing.



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

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