



Connells

Cooper Close
Smallfield Horley



Property Description

Located at the end of a quiet cul-de-sac in Smallfield, Horley, you'll find this wonderful two-double bedroom semi-detached house. The development was built in 2021 so the property has seven years remaining on the NHBC new-homes warranty and the house has been lovingly cared for by the current owners maintaining the "brand-new" appeal for the next owners.

Downstairs comprises of a cloakroom, lounge and separate kitchen. The lounge is open and bright with double doors leading out to the private rear garden. New flooring has been installed throughout the downstairs to keep the living space in good order and low-maintenance. There is a modern fitted kitchen featuring space and plumbing for a washing machine, fridge/freezer plus a gas hob and electric oven with a wealth of storage cupboards and ample worktop space.

On the first floor, there are two generous sized double bedrooms with the master bedroom benefitting from built-in wardrobe space plus an air conditioning unit. The bathroom features a modern white suite including bath with shower over, low level WC, wash hand basin and heated towel rail.

Outside, there is a private rear garden with fence border and secure gated side access. The garden has an extended patio area and lawn area. There are two allocated parking spaces to the side of the property with an electric car charging point plus plenty of visitors parking available as well.

Service charges for the development are currently awaited from the management company.



Entrance Hall

Radiator, understairs cupboard

Downstairs Cloakroom

Low level WC, wash hand basin, radiator, double glazed window to front

Lounge

14' 2" x 12' 10" (4.32m x 3.91m)

Double doors and double glazed window to rear, radiator

Kitchen

13' 5" x 6' 9" (4.09m x 2.06m)

Electric oven with gas hob and extractor hood over, space and plumbing for washing machine, high and low level storage cupboards, space for fridge/freezer, sink with drainer, double glazed window to front

Landing

Access to loft

Bedroom 1

14' 2" x 9' 7" (4.32m x 2.92m)

Double built in wardrobes, air conditioning unit, radiator, two double glazed windows to rear

Bedroom 2

14' 2" x 9' 6" (4.32m x 2.90m)

Radiator, two double glazed windows to rear

Bathroom

Bath with shower over, low level WC, wash hand basin, heated towel rail

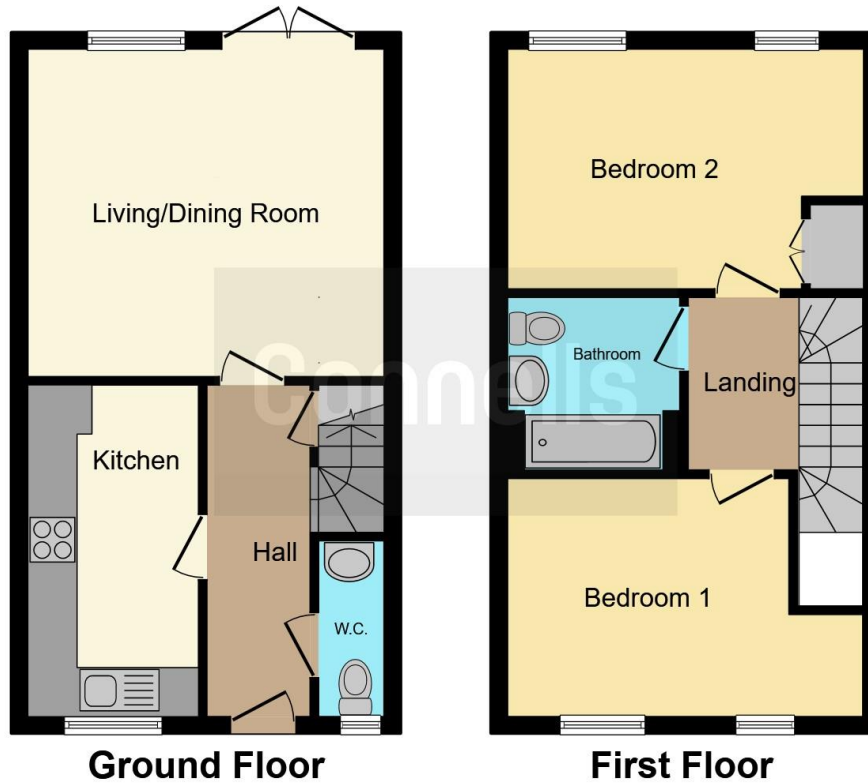
Rear Garden

Fence border with side gate access, patio and lawn areas

Parking

Two allocated parking spaces with electric car charging point





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EPC Rating: A

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Tenure: Freehold



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