



TMS

ESTATE AGENTS



Erica Way

Copthorne, Crawley, RH10 3XQ

Price Guide £550,000 - £575,000



Erica Way

Copthorne, Crawley, RH10 3XQ



Accommodation is spread across 2 floors and comprises:

* Porch (2023)

New porch, with double-glazed windows to front and side, cupboard, door to:

* Entrance Hall

Recently decorated (2023) including new carpets throughout, radiator.

* Downstairs Shower Room

White suite consisting of wash-hand basin, low level wc, shower cubicle, double-glazed windows to front, fully-tiled walls, vinyl flooring, heated towel rail.

* Kitchen (2022): 5m x 2.31m (16' 5" x 7' 7")

Stunning kitchen with granite worktops on three sides with upstands, integrated double oven, 5-burner gas hob with extractor above, tall larder cupboards and pull-out storage, integrated dishwasher, space and plumbing for washing machine, fridge-freezer, herringbone tiled walls, double-glazed windows to front.

* Lounge: 5.42m x 4.74m (17' 9" x 15' 7")

French doors to hallway, internal window to kitchen, sliding doors to Conservatory, new carpet (2023), 2x radiators, open archway to:

* Study: 5m x 2.35m (16' 5" x 7' 9")

Dual aspect with double-glazed windows to rear and side, large desk area with units across one wall, radiator, fully carpeted.

* Conservatory: 3.88m x 2.39m (12' 9" x 7' 10")

Double-glazed windows on three sides, French doors to rear garden. 10 year guarantee on new ceiling (2021) providing insulation and reducing rain noise, by Conservatory Insulations. Electric blinds from Network Blinds.

* Integrated Garage

Electric up and over door, roof fitted 2021 from The Fascia Division comes

with 20-year guarantee, doors to Hallway and:

* Workshop

High quality felt roof from Smallfield Roofing.

FIRST FLOOR

* Landing

Fully carpeted (2023), "tilt and turn" double-glazed window to side, cupboard, loft access.

* Bedroom 1: 4.27m x 2.87m (14' x 9' 5")

Double-glazed windows to rear, overbed units with matching furniture, fully carpeted, radiator, Panasonic nanoe air conditioning unit (2020).

* Bedroom 2: 3.89m x 2.87m (12' 9" x 9' 5")

Double-glazed windows to front, overbed units with matching furniture, fully carpeted, radiator, Panasonic nanoe air conditioning unit (2020).

* Bedroom 3 / Walk-In Dressing Room: 2.95m x 1.8m (9' 8" x 5' 11")

Double-glazed windows to rear, units on both sides, radiator, fully carpeted.

* Bedroom 4: 3.33m x 1.8m (10' 11" x 5' 11")

Double-glazed windows to front, fully carpeted, radiator, units across one side.

* Shower Room

Double-glazed windows to side, vanity sink unit and low level wc, walk-in shower cubicle, heated towel rail, fully-tiled walls.

OUTSIDE

* Driveway for Several Cars

* Front Garden

Mostly laid to lawn, grapevine across fenced border.

* Shed / Storage

High quality felt roof from Smallfield Roofing.

* South-Facing Garden

Highly desirable end plot, Beautiful mature garden, with large patio area for relaxing, mostly laid to lawn with tree, shrubs and flowers, views across woodland and Copthorne Brook.





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.