



TMS

ESTATE AGENTS



39 Calluna Drive

Copthorne, Crawley, RH10 3XE

£470,000



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Blakemore & Sons are pleased to offer for sale this 3 bedroom detached house in Copthorne village. No Chain.

Entrance Hall

Attractive hall leads to main living area, solid wood flooring throughout, tall storage cupboard, stairs to first floor and vertical radiator.

Ground Floor Shower Room

White suite consisting of shower cubicle, vanity sink unit, low level wc, wood-effect flooring, fully tiled walls, opaque double-glazed window to side.

Lounge/Dining Room

21'1" x 17'10" (6.44 x 5.46)

Triple aspect double-glazed windows and French doors to rear garden, solid wood flooring throughout, radiator, built-in storage area with radiator leading to further door to understairs cupboard, open to

Kitchen

11'10" x 6'8" (3.62 x 2.05)

With a range of base and wall units, Stardust worktops and upstands on 3 sides, built-in oven, 4-burner gas hob, splashback and extractor, dual aspect double-glazed windows, integrated fridge-freezer, integrated slimline dishwasher, solid wood flooring.

FIRST FLOOR

Landing

Double-glazed window to side, fully carpeted, loft access, doors to all rooms

Bathroom

8'7" x 8'6" (2.64 x 2.61)

New wood-effect flooring (March 2025), both shower cubicle with rainfall shower head and corner jacuzzi bath with shower attachment, heated towel rail, low level wc, wash-hand basin, part-tiled walls, opaque double-glazed window to front.

Bedroom One

12'0" x 8'10" (3.66 x 2.7)

Double-glazed windows to front, built-in cupboard, vertical radiator, fully carpeted.

Bedroom Two

12'2" x 8'10" (3.71 x 2.71)

Double-glazed windows to rear, vertical radiator, fully carpeted.

Bedroom Three

8'9" x 8'9" (2.68 x 2.67)

Double-glazed window to rear, radiator, fully carpeted.

EXTERNAL

Garage

17'6" x 8'3" (5.35 x 2.53)

With power and light, sink and drainer, space and plumbing for washing machine, up & over door.

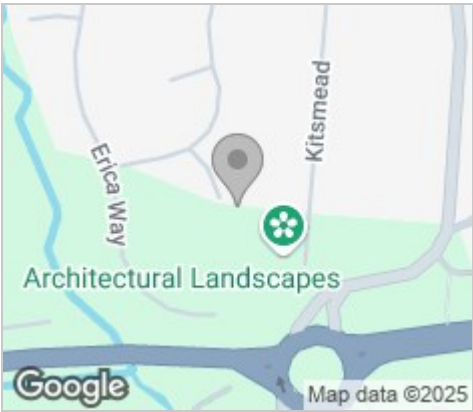
Driveway

External power points and lighting, side gate for rear access and outside tap

Rear Garden

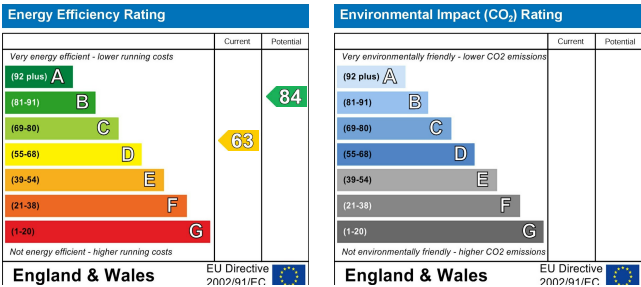
External power points and lighting, decking area, separate patio area with space for table and chairs, mostly laid to lawn, fenced with tree and shrub borders, shed.





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.



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