



Connells

Spring Copse
Cophorne Crawley

Spring Copse Cophorne Crawley RH10 3XY

for sale offers in excess of
£800,000



Property Description

A lovely four bedroom detached family home nestled within a prestigious close located in the heart of Cophorne Village.

The property has a fantastic location as it is situated within a close and backs on to Cophorne Golf Course - ideal for golf enthusiasts or dog walkers. It benefits from: four bedrooms, two with en-suites, family bathroom, landing, entrance porch, entrance hall, cloakroom, lounge, dining room, tv/play room, study, kitchen/breakfast room, utility and garage. There is off-road parking for two cars to the front and a good sized garden situated to the rear and side of the property. It is a well-balanced home offering good family space as well as bedroom space. The garden is a large and blank canvass - there are three different areas: one directly outside the rear of the property with patio, the second is to the side of the property and leads down to a third area, where the garden shed is situated. Lots of space to play with whether you are green-fingered or want adult and child friendly play areas.

There is a garage and parking to the front for two cars.

This type of house does not come up very often and is definitely worth viewing.

Entrance Porch

Double glazed leaded light window with front aspect.

Entrance Hall

Laminate flooring, single radiator, ceiling cornicing,

under stairs cupboard, telephone point, data point and alarm.

Cloakroom

Re-fitted contemporary style with low level WC, wash hand basin with mixer tap and tiled splashback, coved ceiling tiled floor, heated towel rail.

Lounge

14' 11" x 13' 3" plus door recess (4.55m x 4.04m plus door recess)

Double aspect double glazed leaded light windows, sliding patio doors to garden, remote controlled coal effect gas fire with wooden surround and quartz hearth, two double radiators.

Dining Room

11' 1" into bay x 9' 8" (3.38m into bay x 2.95m)

Double glazed leaded light bay window to the front, single radiator, ceiling cornicing, wall light points.

Study

8' 5" x 5' 3" (2.57m x 1.60m)

Double glazed leaded light window to rear, wood laminate flooring, coved ceiling, telephone point, data point, radiator.

Kitchen / Breakfast Room

20' 7" x 9' 8" (6.27m x 2.95m)

Double glazed leaded light window, range of modern wooden wall and base units with quartz work surfaces, under unit and under cupboard LED lighting, inset stainless still sink with mixer tap and drainer, glass splashback, waste disposal, integrated fridge freezer, integrated Belling oven and grill, five burner gas hob with extractor hood

above, space and plumbing for dishwasher, double radiator, tiled floor, space for table.

Utility Room

7' 6" x 4' 10" (2.29m x 1.47m)

Double glazed door to garden, range of wood finished wall and base units with work surface, inset sink with mixer tap and drainer with quartz work surfaces, space and plumbing for washing machine, space for tumble dryer, tiled floor, coved ceiling, cupboard housing wall mounted Baxi boiler.

T.V Room / Play Room

16' 3" x 6' 11" (4.95m x 2.11m)

Double glazed window to front.

Bedroom One

15' 2" into wardrobes x 14' into recess (4.62m into wardrobes x 4.27m into recess)

Double glazed leaded light window to front, coved ceiling, fitted double wardrobes, cupboards, single radiator.

En Suite

Side frosted double glazed leaded light window, paneled bath with period style hand held shower and mixer tap, wash hand basin with mixer tap and cupboards under, low level WC, part tiled walls, tiled floor, heated towel rail. Shower cubicle with Aqualisa shower, coved ceiling.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed leaded light window to rear, coved ceiling, single radiator, fitted double wardrobes.

En Suite Shower Room

Re-fitted contemporary style bathroom with side frosted leaded light double glazed window, wash hand basin with mixer tap, part tiled walls, shower cubicle with wall mounted shower, heated towel rail,

coved ceiling, tiled floor, under floor heating, low level WC.

Bedroom Three

12' 10" into wardrobes x 12' 7" into recess (3.91m into wardrobes x 3.84m into recess)

Double glazed leaded light window to rear, coved ceiling, single radiator, fitted double wardrobes.

Bedroom Four

12' 8" into recess x 9' 2" into recess (3.86m into recess x 2.79m into recess)

Double glazed leaded light window to rear, single radiator, coved ceiling.

Bathroom

Re-fitted contemporary style bathroom with double glazed leaded light frosted window, wash hand basin with chrome mixer tap, low level WC, part tiled walls, tiled floor, under floor heating, heated towel rail, inset ceiling lighting, paneled bath with mixer tap and hand held shower attachment.

Front Garden

Small area of lawn, mature hedging. Brick block driveway which leads to a single garage.

Rear Garden

Mainly laid to lawn with an extensive patio, rear gated access, eternal lighting, and external power points, outside tap.

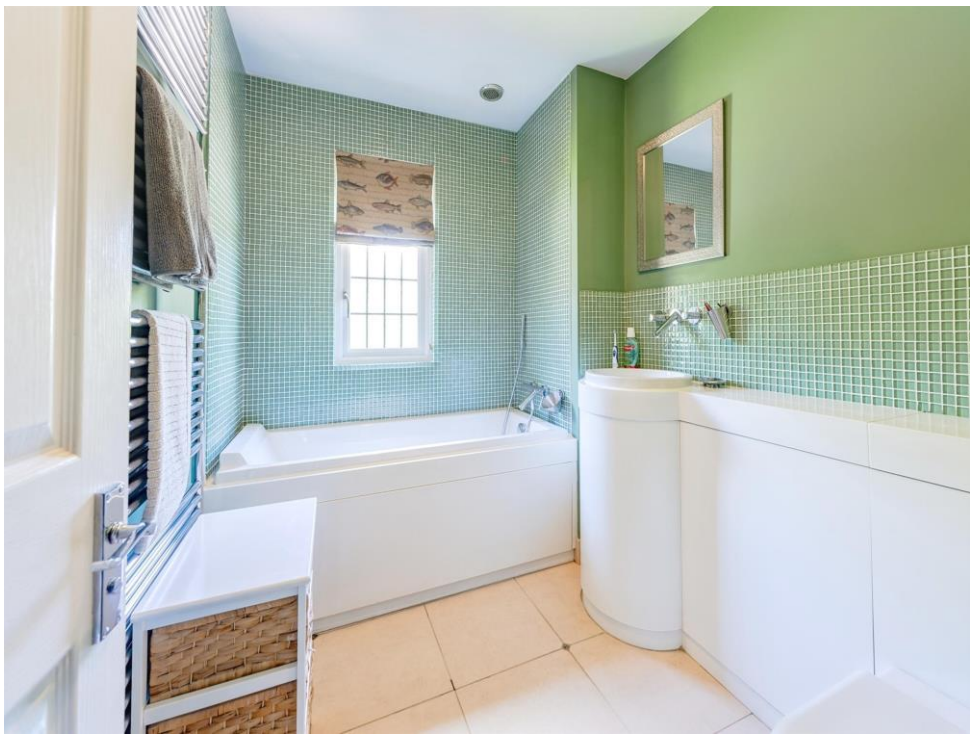
Side Garden

Mainly laid to lawn and enclosed and ideal for children's playing area, external lighting, large shed.

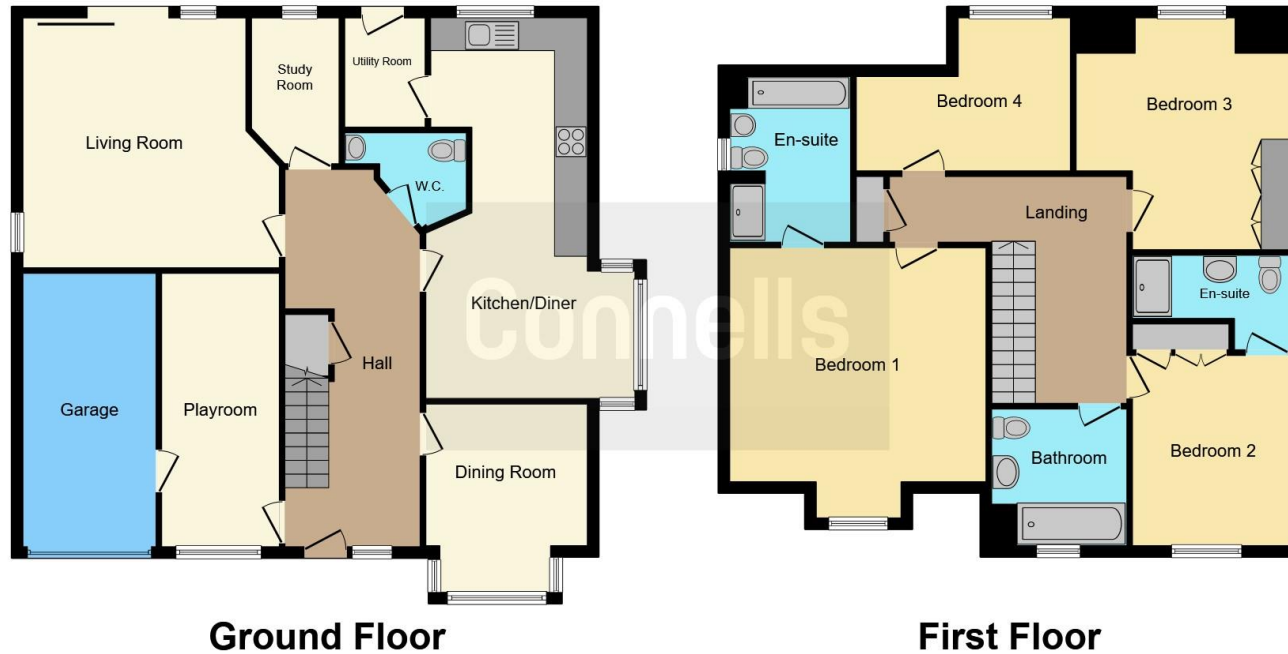
Garage

With manual up and over door, power, lighting and tap.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 COPTHORNE RH10 3QX

view this property online connells.co.uk/Property/COP402496

directions to this property:

Travelling front the agent's office in Copthorne Bank, proceed in an Easterly direction turning right at Borers Arms Road. Continue along Borers Arms Road for approximately 1/4 of a mile, turning right into the Cul de Sac, the property can be found on the right hand side.

EPC Rating: C

Tenure: Freehold



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