



Connells

Knowle Drive
Cophorne



Property Description

This three-bedroom family home is located in the popular village of Cophorne within a convenient distance of local shops, schools and other amenities.

Offered for sale with NO ONWARD CHAIN, this property provides a blank canvas ready for your personal touch.

Recently rewired and neutrally decorated, including skimming of some previously artexed ceilings, however with no carpets or other flooring, this family home, is looking for someone to make it their own!

On the first floor, there are three bedrooms, including two doubles and one single, along with a family shower room.

The ground floor features a spacious lounge/diner that spans the depth of the property, offering a great social space with patio doors leading to the rear garden.

The kitchen overlooks the garden and includes a side door for easy access. Additionally, there's a convenient cloakroom.

The property boasts a tandem garage with an electric up-and-over door at the front and a pedestrian door at the rear, providing access to the garden.

The front of the house features a small garden and a driveway offering off-road

parking and garage access.

The rear garden is fenced and includes a patio area, ideal for relaxation, entertaining, or a secure place for children to play.

This home is a must-see for your viewing list.

Study/ Hall

Double glazed window to the front, double glazed front door to the side, radiator, space for desk, door leading to:

Living/ Dining Area

24' 9" max x 13' 6" max (7.54m max x 4.11m max)

Dual aspect double glazed windows to the front and rear double glazed sliding patio doors, feature brick surround gas fireplace, three radiators.

Kitchen

11' 4" max x 8' 2" max (3.45m max x 2.49m max)

Double aspect with double glazed window to the rear and double glazed pedestrian door to the side, fitted kitchen with a range of base and eye-level units, stainless sink with waste disposal unit and drainer with tiled splashback, integrated electric oven with four ring gas hob and stainless steel cooker hood over, space for under counter fridge, space

and plumbing for washing machine, space for dishwasher, tile effect vinyl flooring, under stairs storage cupboard, serving hatch to the living room, spot lighting, radiator.

W.C

Double glazed window to the side, wash hand basin, low level W.C, radiator, wall mounted Worcester Bosch Gas boiler.

Landing

Raised step leading from the living room, double glazed window to the ground floor, stairs leading to the first floor, double glazed side window, loft access, radiator.

Bedroom One

13' 6" max x 10' 2" + door recess (4.11m max x 3.10m + door recess)

Double glazed window to the front, built-in-double wardrobe, radiator, airing cupboard.

Bedroom Two

11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed window to the rear, built-in-unit with two wardrobes and a chest of draws, radiator.

Bedroom Three

10' 2" max x 6' 9" max (3.10m max x 2.06m max)

Double glazed window to the front, built-in-cupboard over the stairs, radiator.

Shower Room

Frosted double glazed window to the rear, double shower cubicle with wall panels, low level W.C., vanity wash hand basin with storage, radiator, spot lighting, carpet.

Garage

Tandem size garage with electric up and over door, double glazed pedestrian door to the rear, power, light.

Front Garden

Driveway parking for two cars, area laid to lawn and shrubs, side gate access leading to the rear garden.

Rear Garden

Block paved patio, laid to lawn with shrubs, mature trees and fenced borders, shed, side gate access leading to the front of the property, access to the rear of the garage.

Agent's Note

'A certificate of probate has been granted.'









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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Directions to this property:

Travelling from our agents Office on Copthorne Bank, Crawley RH10 3QX. Head east on Copthorne Bank towards Roffeys Close, turn right onto Borers Arms Road, turn right onto Knowle Drive, follow the road and you will find the property located on the right hand side.

EPC Rating: D

Tenure: Freehold



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Property Ref: COP403802 - 0015