



Connells

Kitsmead
Cophorne



Property Description

Nestled on one of Cophorne's sought-after streets, this charming three-bedroom detached family home boasts a secluded garden.

The first floor reveals a spacious kitchen, perfect for showcasing culinary skills and ripe for modernisation. The dining room offers an inviting space for socialising, complemented by the airy lounge featuring sliding doors opening to the rear garden. While the property reflects its era with no en-suite, it does have a refitted shower room on the ground floor and the first floor surprises with a contemporary bath/shower room serving three double bedrooms.

Outdoor amenities include a front driveway and integral garage, while the private rear garden, adorned with lawn and a patio, offers a serene space for relaxation and entertainment. In essence, this property presents ample, family-friendly accommodation.

Entrance Hall

Double glazed front door, laminate flooring, carpeted stairs leading to the first floor, radiator.

Shower Room

Frosted double glazed window to the front,

low level WC, vanity wash hand basin with storage under, shower cubicle with shower mixer tap and screen, chrome heated ladder style radiator, tiled walls and tiled flooring.

Lounge

19' 1" max x 12' 4" max (5.82m max x 3.76m max)

Double glazed sliding patio doors leading to the rear garden, and TV point, two radiators.

Dining Room

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to the front, telephone point, radiator.

Kitchen

15' 4" +door recess x 11' 7" (4.67m +door recess x 3.53m)

Fitted kitchen with a range of base and eye-level units and work surface surrounding, stainless steel sink with mixer tap and drainer, tiled splashback, wooden work surfaces, integrated BOSCH double oven and 5 ring hob located on the kitchen island, radiator, space and plumbing for washing machine, space for under counter fridge and freezer, double glazed pedestrian door leading to the rear garden, and two double glazed windows to the rear and vinyl flooring.

Landing

Double glazed window to the rear, airing cupboard, loft access with ladder and half boarded area housing the boiler.

Bedroom One

13' 3" max x 10' 1" max (4.04m max x 3.07m max)

Double glazed window to the front, built-in wardrobe, carpet, radiator and TV point.

Bedroom Two

12' 4" max x 10' 4" max (3.76m max x 3.15m max)

Double glazed window to the front, carpet, radiator, TV point.

Bedroom Three

9' 3" max x 8' 8" max (2.82m max x 2.64m max)

Double glazed window to the rear, carpet, and radiator.

Bathroom

Dual aspect frosted double glazed windows to side and rear, bath with mixer tap and shower over, corner shower cubicle with power shower over, low level WC, vanity wash hand basin with storage under, chrome heated ladder radiator, spot lighting, tiled walls and tiled flooring.

Garage

Electric door to the front, power, light, extra wide pedestrian door with to the side with access to garden.

Front Garden

Driveway with parking for 2 cars, area laid to lawn, shrubs and walled borders, side gate access leading to the rear garden.

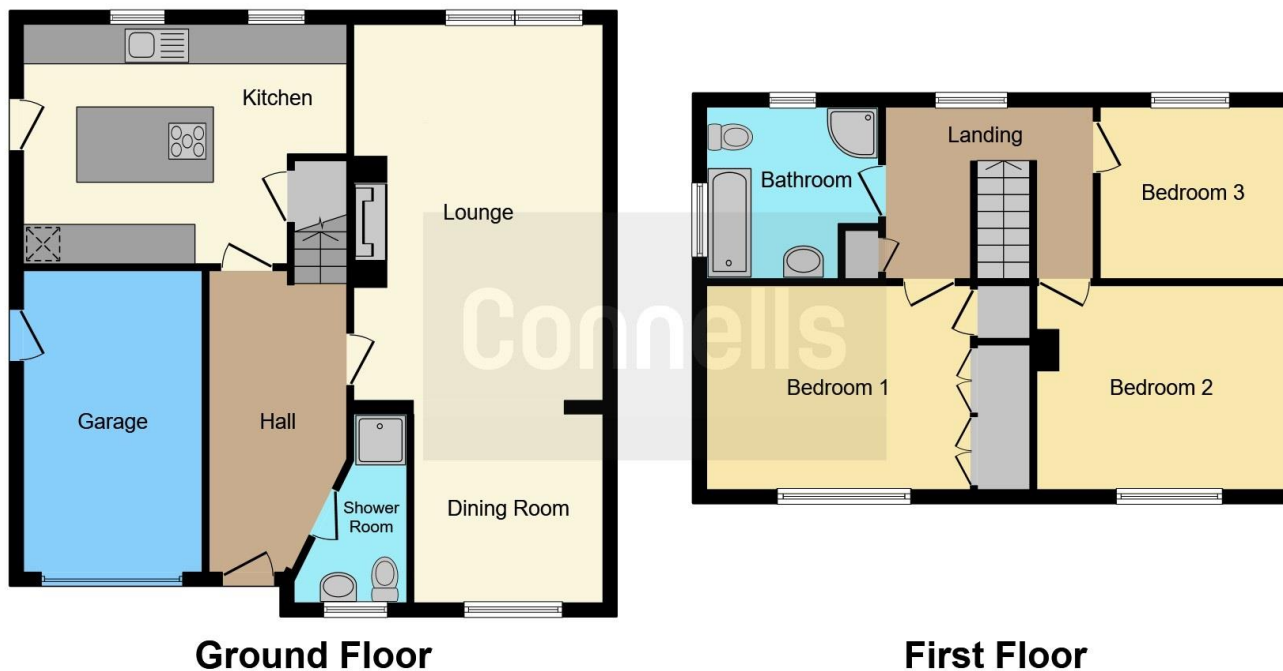
Rear Garden

Mainly laid to lawn with a patio area, mature shrubs and fenced borders.









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 the agent's location on Copthorne Bank, turn left on to Brookhill Road at The Prince Albert pub, turn second right in to Calluna Drive, turn first left in to Kitsmead the property is located a short way along on the left hand side.

EPC Rating: D

Tenure: Freehold



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Property Ref: COP403267 - 0018