



Connells

Wensum Copthorne Bank
Copthorne

Wensum Copthorne Bank Copthorne RH10 3QZ

for sale offers in excess of
£450,000



Property Description

Introducing an inviting three-bedroom property nestled in the sought-after village of Copthorne, boasting proximity to local conveniences such as schools and shops.

This beautifully presented home features a master bedroom with en-suite, two additional bedrooms, and a family bathroom on the first floor.

Downstairs, a spacious lounge/dining room opens onto the expansive rear garden (approximately 100 feet not measured), complemented by a fitted kitchen, ground floor cloakroom, and entrance hall.

With an integrated garage and parking for two cars, this residence offers both convenience and comfort.

The garden, a verdant canvas, awaits your personal touch, with a patio area, fence, and hedge borders, perfect for families or avid gardeners seeking a tranquil retreat.

Entrance Hall

Double glazed door to the side, double glazed window, laminate flooring, carpeted stairs leading to the first floor.

Cloakroom

Low level W.C, inset hand wash basin, radiator.

Living Room

16' 8" x 12' 2" (5.08m x 3.71m)

Double aspect with double glazed window to the side and French patio doors to the rear opening onto the rear garden, two radiators, laminate flooring.

Kitchen

13' 4" x 7' (4.06m x 2.13m)

Double glazed window to the front, fitted kitchen with stainless steel sink and drainer with worksurfaces surrounding, electric single oven and 4 ring gas hob with tiled splashback, cooker hood over, under counter fridge, under counter freezer, space for fridge/freezer, BOSCH wall mounted boiler, laminate flooring.

Utility/ Office/ Garage

16' 5" x 8' 3" (5.00m x 2.51m)

Up and over door, double glazed window to the side, space and plumbing for dish washer, space and plumbing for washing machine, pedestrian door leading into the entrance hall.

Landing

Loft access which is partly boarded with light.

Bedroom One

15' 9" x 12' 3" (4.80m x 3.73m)

Double glazed window to the rear, radiator.

En-Suite

Double glazed frosted window to the side, low level W.C, vanity sink with mixer tap and storage under, single shower cubicle, part tiled walls.

Bedroom Two

11' 10" x 7' 5" (3.61m x 2.26m)

Double glazed window to the front, radiator.

Bedroom Three

11' 7" x 7' 10" (3.53m x 2.39m)

Double glazed window to the front, radiator.

Bathroom

Double glazed frosted window to the side, panel bath with mixer tap and shower over with screen, low level W.C, vanity wash hand basin with storage under, extractor fan, partly tiled walls and tiled flooring.

Front Garden

Access to the garage and block paved driveway with parking for two cars, pathway leading to the side of the house.

Rear Garden

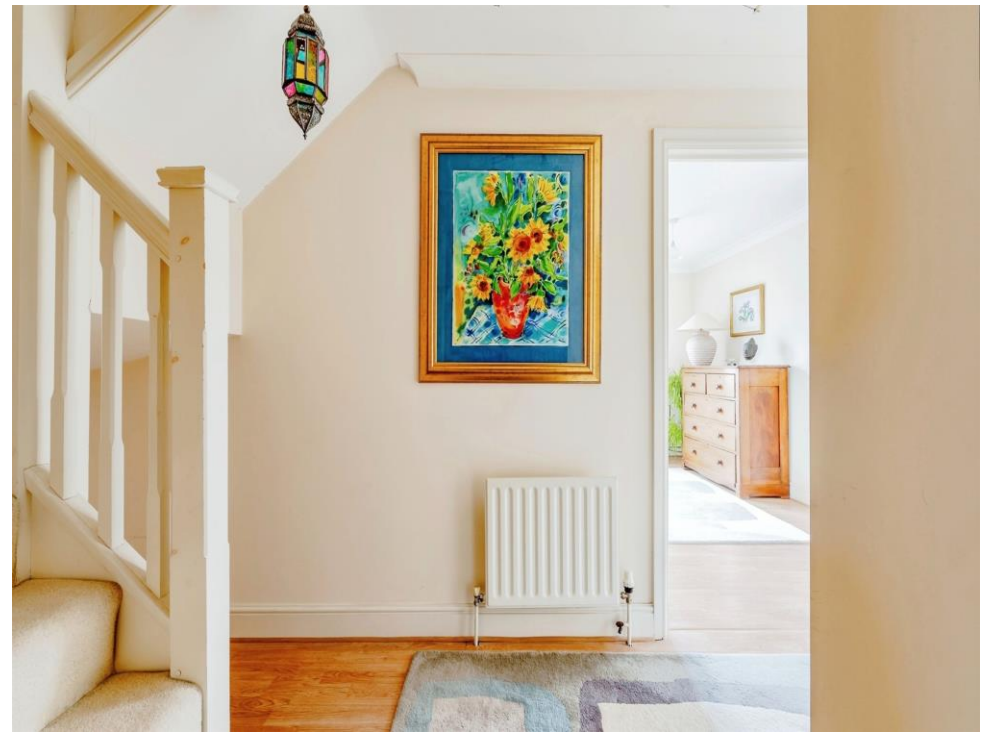
Long garden, mainly laid to lawn, patio area, wooden pergola to the rear, fenced borders, shrubs and mature hedges.

Agent Notes

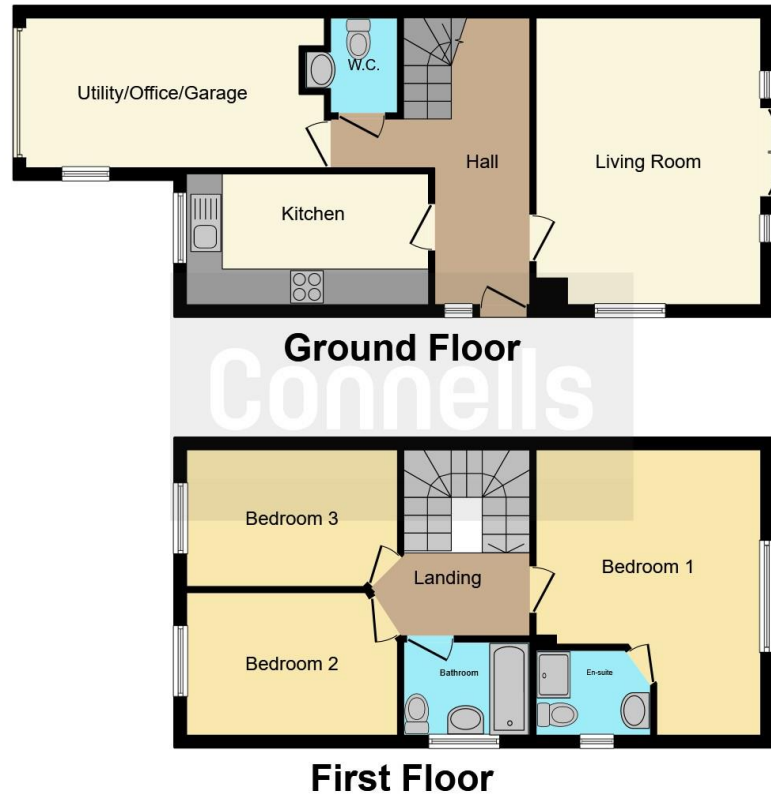
Any sale cannot complete until the end of August 2024.

Please note that on average property sales are taking roughly 4 months to process.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01342 717 727
E copthorne@connells.co.uk

4 Copthorne Bank
 COPTHORNE RH10 3QX

view this property online connells.co.uk/Property/COP403893

directions to this property:

From Copthorne bank, exit our office and turn right, continue for approximately 150 yards and the property is on the left hand side.

EPC Rating: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP403893 - 0006