



**Connells**

St. Francis Gardens  
Cophorne





## Property Description

This spacious property features four good sized bedrooms, including a master bedroom with an en-suite shower room, and built-in wardrobes in all bedrooms except the smallest. Bedroom three includes a large walk-in cupboard suitable for a conversion to study or walk-in wardrobe. Additionally, there's a family bathroom on the first floor.

The ground floor boasts a generous kitchen/diner opening onto the rear garden, a sizable living room, a second reception room which could be a dining room/snug, a ground floor W.C., and an integral double garage. The kitchen/diner is well-equipped with ample cupboards, integrated appliances, and a dining area.

The double garage has two up-and-over doors at the front, and there's off-road parking available. The rear garden overlooks village allotments, ensuring privacy, and offers a patio area with the remainder laid to lawn, perfect for families or gardening enthusiasts.

This property is a must-see for anyone seeking spacious, well-appointed living spaces with ample amenities and outdoor potential. This property also offers the addition of NO ONWARD CHAIN.

## Entrance Hall

Wooden door to the front, radiator, laminate flooring, understairs storage cupboard, carpeted stairs leading to the first floor.

## Cloakroom

Low level W.C, hand was basin, chrome ladder style radiator, and tiled flooring.

## Living Room

18' 4" x 11' 5" ( 5.59m x 3.48m )

Double glazed bay window to the front, marble feature fireplace, up lighting, two radiators, strip wooden flooring, double doors leading to:

## Dining Room

11' 6" x 9' 11" ( 3.51m x 3.02m )

Double glazed French doors leading to the rear garden, laminate flooring, radiator, door leading to:

## Kitchen/ Diner

23' 2" max x 9' 11" max ( 7.06m max x 3.02m max )

A fitted kitchen with a range of wall and eye base units, stainless steel one-and-a-half sink and drainer, surrounding work surfaces, tiled splashbacks, integrated electric double oven and 4 ring gas hob, extractor hood, integrated fridge/freezer, dishwasher, washing machine, laminate flooring, radiator, wall mounted Worcester Bosch boiler, spot lights, plinth heater, two double glazed windows to the rear, and double glazed French doors leading to the rear garden.

## Landing

Airing cupboard, loft access-partly boarded with pull down ladder and light.

## Bedroom One

12' 1" max x 11' 6" max ( 3.68m max x 3.51m max )

Double glazed window to the front, double built-in wardrobes, and radiator.

## En-Suite

Champagne suite with shower cubicle, low level W.C, wash hand basin, part tiled walls, extractor fan, spots lights, radiator, tiled floor.

## Bedroom Two

12' 2" x 11' 6" ( 3.71m x 3.51m )

Double glazed window to the rear, double built-in wardrobes, and radiator.

## Bedroom Three

11' 6" x 7' 11" ( 3.51m x 2.41m )

Double glazed window to the front, double built-in wardrobes, large walk-in wardrobe, and radiator.

## Bedroom Four

8' 9" x 7' 11" ( 2.67m x 2.41m )

Double glazed window to the rear, and radiator.

## Bathroom

Champagne suite comprising, wooden panelled bath with mixer taps and hand held shower attachment, wash hand basin, low level W.C, extractor fan, spot lights, part tiled walls, tiled flooring, double glazed frosted window to the rear.

## Double Garage

16' 9" x 16' 3" ( 5.11m x 4.95m )

Two up and over doors to the front, central brick pillar, double glazed pedestrian door to the side, power and light.

## Front Garden

Garage access, parking for two cars on the block paved driveway, pretty hedges and shrubs border the garden area, side gate leading to the rear garden.

## Rear Garden

Mainly laid to lawn, patio area, outside tap, walled shrubs, fenced borders, views beyond of the allotments.



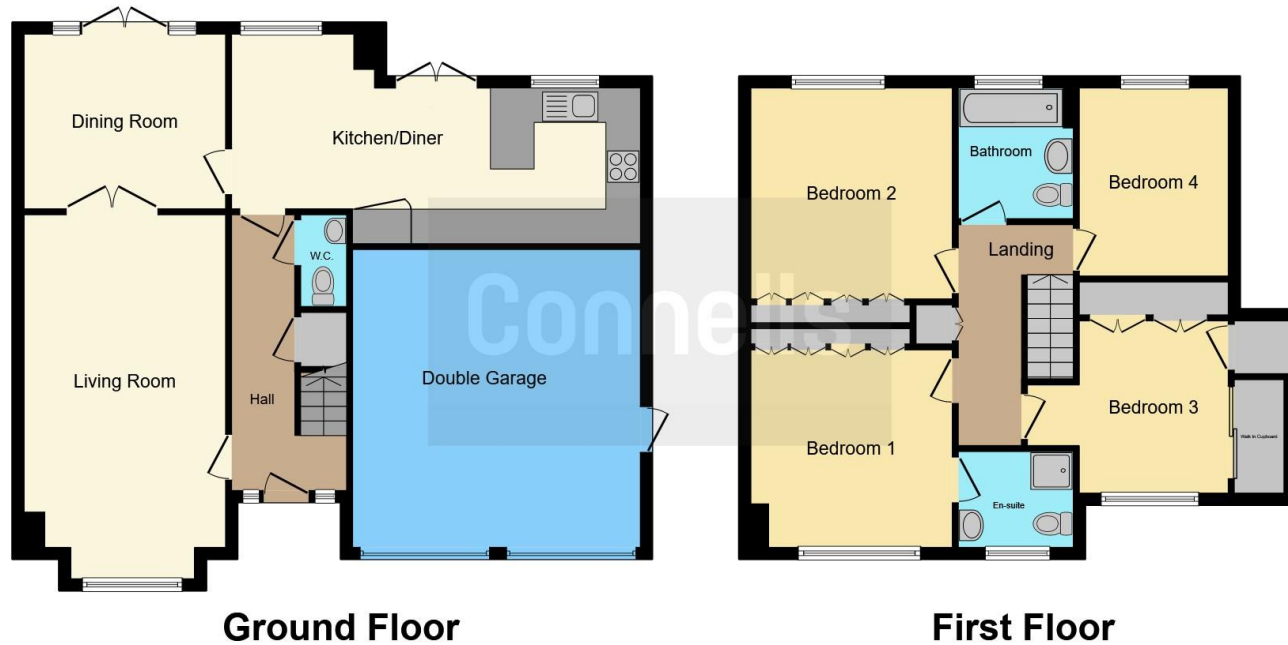












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**view this property online [connells.co.uk/Property/COP403897](http://connells.co.uk/Property/COP403897)**

**Directions to this property:**

From our office on Copthorne Bank continue in an easterly direction turning right in to Borers Arms Road, take the next turning on your left hand side in to St Francis Gardens, you will come to a t-junction take the left hand turning, the property can be found immediately on the right hand side.

**EPC Rating: C**

Tenure: Freehold



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