



Connells

Kitsmead
Cophorne



Property Description

from £550,000 - £575,000

Nestled in one of Cophorne's most sought-after roads, this four-bedroom detached family home offers both comfort and potential.

The first-floor hosts four bedrooms, including a master with an en-suite, alongside a family bathroom. Downstairs, a spacious lounge with French doors opening to the rear garden, complemented by a kitchen leading into a bright dining room and a convenient W.C.

The property boasts generous front and rear gardens, a garage, and ample parking. While already a sizeable family home, there is considerable potential for extension, subject to planning, as seen in neighbouring properties.

Offered for sale with NO ONWARD CHAIN, this home presents an ideal opportunity for those looking to update and personalise. Viewing is essential to appreciate the possibilities.

Entrance Hall

Double glazed door to the front, double glazed window to the front, under stairs cupboard, radiator, and carpeted stairs leading to the first floor,

Cloakroom

Frosted double glazed window to the front and side, low level W.C., vanity hand wash basin with storage under.

Lounge

20' 5" max x 13' 5" max (6.22m max x 4.09m max)

Double glazed window to the rear, double glazed patio doors to the rear leading into the garden, electric feature fireplace with marble surrounding, and radiator.

Kitchen

16' x 9' 5" (4.88m x 2.87m)

Fitted kitchen with a range of Oak base and eye-level units and roll top work surface surrounding, stainless steel sink with mixer tap and drainer, tiled splashbacks, wooden work surfaces, integrated eye level double oven, 4 ring hob with cooker hood over, radiator, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge/freezer, space for table, wall mounted boiler, double glazed window to the side, spotlights, and wooden flooring.

Dining Room

9' 10" x 9' 7" (3.00m x 2.92m)

Double glazed windows to either side, double glazed French patio doors leading to the rear garden, and radiator.

Landing

Double glazed window to the front, airing cupboard, and loft access with ladder light and part boarded.

Bedroom One

13' 9" max x 9' 5" max (4.19m max x 2.87m max)

Double glazed window to the rear, radiator, and sliding doors leading to:

En-Suite

Tiled shower cubicle, low level W.C., extractor fan, and spotlights.

Bedroom Two

12' 8" max x 11' 9" max (3.86m max x 3.58m max)

Dual aspect with double glazed window to the rear and double glazed window to the side, built-in-double wardrobe with sliding mirror doors, and radiator.

Bedroom Three

13' 9" max x 7' 4" (4.19m max x 2.24m)

Double glazed window to the rear, and radiator.

Bedroom Four

7' 5" x 8' 9" (2.26m x 2.67m)

Double glazed window to the front, and radiator.

Bathroom

Dual aspect with frosted double glazed windows to the front and side, panel bath with hand shower over, separate shower cubicle, low level W.C., vanity hand wash basin with storage surrounding, tiled walls, spotlights, extractor fan, and 'ladder' style towel radiator.

Garage

16' 9" x 9' 7" (5.11m x 2.92m)

Up and over electric door to the front, power and light.

Front Garden

Driveway with parking for 3 cars and access to the garage, area laid to lawn, side gate leading to the rear garden, and walled borders.

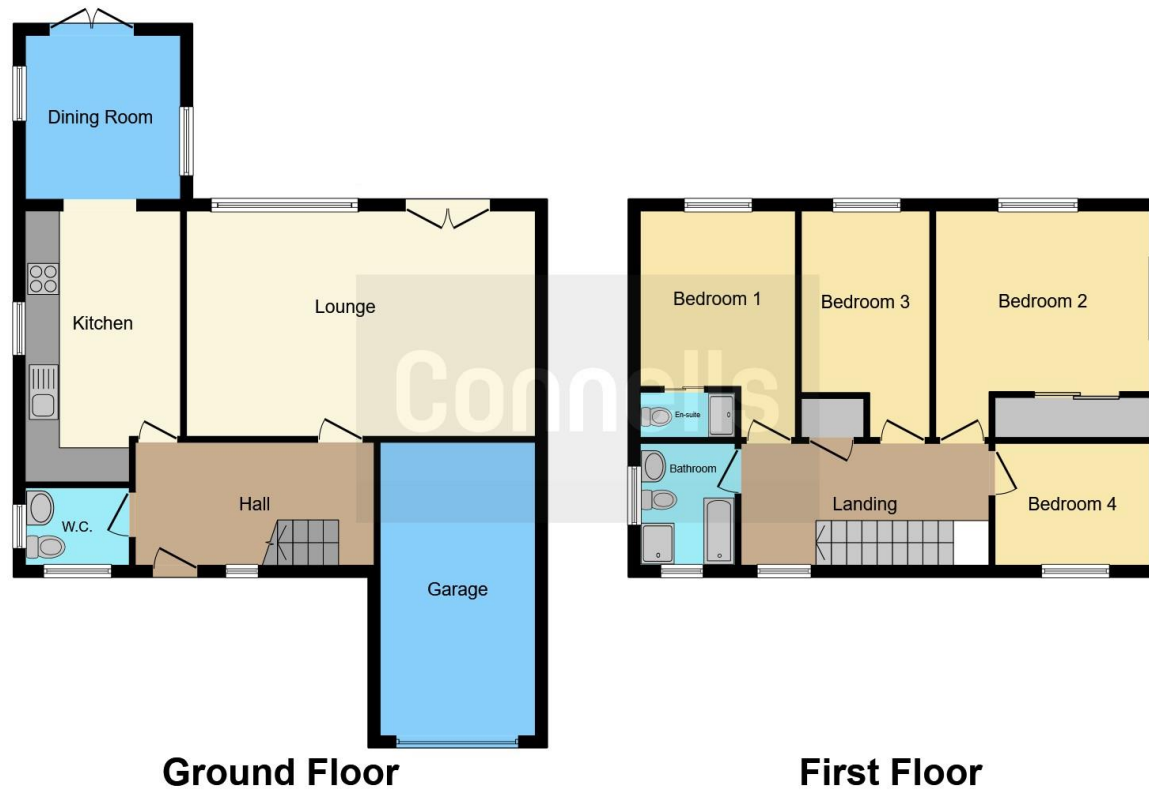
Rear Garden

Shingle patio area surrounding an area laid to lawn, summer house, mature shrubs, fenced and tree lined borders.









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 cophorne@connells.co.uk

4 Copthorne Bank
 COPTHORNE RH10 3QX

view this property online connells.co.uk/Property/COP403884

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 on the right-hand side.

EPC Rating: D

Tenure: Freehold



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