



Connells

Border Chase
Cophorne



Property Description

This stunning and spacious home offers ample room for a family to come together or enjoy their own private time. On the ground floor, the entrance hall leads to a generous living room that opens onto the rear garden. The dining room is large enough to accommodate a big table, perfect for hosting large family gatherings or festive celebrations like Christmas. The well-appointed kitchen, with integrated appliances, is ideal for preparing meals for these occasions. A practical office area, featuring patio doors to the garden, connects to the utility room, which provides a discreet space for laundry. A W.C. is also conveniently located on this floor.

Upstairs, the first floor comprises four bedrooms, with the master bedroom boasting an en-suite, in addition to the family bathroom.

The property benefits from a double garage and driveway parking. Outside, the private wrap-around garden offers a secure space for relaxation or for children to play safely.

You won't want to miss this one, arrange your viewing today and you won't be disappointed!

Entrance Hall

Double glazed door to the front, storage cupboard, radiator, and tiled flooring.

Kitchen

12' 3" x 8' 8" (3.73m x 2.64m)

Fitted kitchen with matching wall and base white glossy units. Stainless steel one-and-a-half bowl sink with drainer and contrasting work surfaces. Tiled splashback, electric oven with glass extractor hood over, 4 ring gas hob. Space for fridge/freezer, space for dish washer, radiator, tiled flooring, and double-glazed window to the front.

Dining Room

19' 4" max x 13' 7" max (5.89m max x 4.14m max)

Double glazed bay window to the front, and double-glazed window to the side. Radiator, and engineered Oak flooring. Opening to:

Hall

19' 8" max x 5' 5" (5.99m max x 1.65m)

Engineered Oak flooring, radiator, and wooden stairs with runner leading to the first floor.

Cloakroom

Low level W.C., vanity wash hand basin with storage under, radiator, storage cupboard, and tiled flooring.

Porch

Double glazed French patio doors leading to the side garden, large storage cupboard, and engineered Oak flooring.

Living Room

23' 1" x 12' 3" + bay window (7.04m x 3.73m + bay window)

Dual aspect with double glazed bay window

to the rear, double glazed window to the side, and double glazed sliding patio doors to the rear. Radiator, and engineered Oak flooring.

Office

16' 2" max x 12' 2" max (4.93m max x 3.71m max)

Double glazed sliding patio doors to the rear, engineered Oak flooring, archway opening to:

Utility Room

8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to the rear, double glazed pedestrian door to the rear, a range of base and eye level white units, stainless steel sink and drainer with tiled splash backs, roll top work surfaces surrounding, space for washing machine, space for tumble dryer, and tiled flooring.

Landing

Double glazed window as you ascend the stairs, airing cupboard, engineered Oak flooring, and loft access with pull down ladder and light.

Bedroom One

14' 1" max x 12' 4" max (4.29m max x 3.76m max)

Dual aspect with two double glazed windows to the front, and double glazed window to the side, radiator, engineered Oak flooring, and built-in-double wardrobe.

En-Suite

Frosted double glazed window to the front, shower cubicle, low level W.C., wash hand basin, tiled walls, spotlights, and extractor fan.

Bedroom Two

12' 3" x 8' 6" (3.73m x 2.59m)

Dual aspect with double glazed window to the rear and side, built-in-wardrobe, engineered Oak flooring, and radiator.

Bedroom Three

10' 9" x 6' 7" (3.28m x 2.01m)

Double glazed window to the rear, build-in-wardrobe with sliding mirror doors, engineered Oak flooring, and radiator.

Bedroom Four

6' 7" x 10' 9" (2.01m x 3.28m)

Double glazed window to the side, and radiator.

Bathroom

Frosted double glazed window to the side, panel bath with rainfall shower head over and folding screen, low level W.C., vanity wash hand basin with storage under, extractor fan, shaver point, towel radiator, part tiled, spotlights, and tiled flooring.

Double Garage

17' 2" x 15' 3" (5.23m x 4.65m)

Up and over door to the front, power and light, wall mounted boiler, pedestrian access to the office.

Front Garden

Pathway leading to the front door, area laid to lawn, side gate leading to the side and rear gardens, garage access with parking for several cars.

Rear Garden

Two patio areas, outside tap, mainly laid to lawn with raised flower beds, tree lined and fenced 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

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view this property online connells.co.uk/Property/COP400199

Directions to this property:

Head west on Copthorne Bank towards Shipley Bridge Lane. Turn left onto Brookhill Road. Turn left onto Border Chase. The property is located on the right-hand side.

EPC Rating: C

Tenure: Freehold



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