



**Connells**

Gretel Copthorne Bank  
Copthorne





## Property Description

A beautifully presented three-bedroom detached bungalow enjoys a favoured position in the heart of Copthorne village, offered for sale with no onward chain.

The hub of the home is the spacious open plan lounge and dining room with a feature fireplace and views of the tranquil rear garden. The property boasts a well fitted kitchen with integrated appliances and a conservatory opening to a well-maintained South facing rear garden, with patio area and mature shrubs.

Additional features include three DOUBLE bedrooms, a Jack and Jill bathroom which can also be accessed via the Master bedroom, a separate cloakroom for convenience, garage, and parking.

The style of this property is rarely available, viewing early is highly recommended, don't miss out.

## Entrance Hall

Double glazed door to front, double glazed window to the side. Two radiators, laminate floor, airing cupboard, and storage cupboard.

## Kitchen

9' 8" x 9' 1" ( 2.95m x 2.77m )

Fitted kitchen with a range of white wooden base and eye level units, 1 1/2 bowl stainless steel sink and drainer, roll top work surfaces surrounding, tiled splash backs, integrated

electric oven, integrated microwave, integrated five ring stainless steel gas hob, stainless steel cooker-hood over, integrated washing machine, integrated dishwasher, integrated fridge, laminate flooring, radiator. Double glazed bay window to front, and double-glazed pedestrian door to the side passage.

## Cloakroom

Wash hand basin, low level W.C., extractor fan, tiled flooring, and radiator.

## Bedroom One

10' 1" x 9' 3" ( 3.07m x 2.82m )

Double glazed window to the side, radiator, built-in-double wardrobe. Door to bathroom.

## Bedroom Two

10' 1" x 9' 2" ( 3.07m x 2.79m )

Double glazed window to the side, and radiator.

## Bedroom Three

9' 2" x 8' 8" ( 2.79m x 2.64m )

Double glazed window to side, and radiator.

## Jack & Jill Bathroom

Frosted double glazed window to the side, radiator, tiled shower cubicle, panel bath,

wash hand basin, low level W.C., part tiled walls, extractor fan, circular light and spotlights, laminate flooring. Accessed via main bedroom and hall.

## Lounge/ Dining Room

Two sets of double-glazed French patio doors one opening to the rear garden and the other to the conservatory, two radiators, feature gas fireplace with granite surround and hearth.

## Conservatory

11' 4" x 8' 5" ( 3.45m x 2.57m )

Access via UPVC construction with low brick wall, reverse cycle heating, double doors to the side accessing the patio area and rear garden.

## Garage

15' 6" x 9' 9" ( 4.72m x 2.97m )

Power and light, up and over door. Pedestrian door to the side.

## Front Garden

Block brick driveway parking for several cars, access to the garage, porch to the front door, mature shrubs, and side access to the rear garden.

## Rear Garden

Lovely South facing rear garden with patio area, laid to lawn, outside power point, gated side access. Fenced borders, beautifully kept with raised beds, mature shrubs surrounding, and shed.















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**view this property online [connells.co.uk/Property/COP404025](http://connells.co.uk/Property/COP404025)**

### Directions to this property:

Travelling from our office on Copthorne Bank turn in an easterly direction passing Meadow approach and Church Road on the right. The property is located on the right- hand side opposite the Copthorne Doctors.

**EPC Rating: Awaited**

Tenure: Freehold



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Property Ref: COP404025 - 0002