



Connells

Lamin Way
Cophorne



Property Description

A beautifully presented KIA design home in the popular Heathy Wood Estate on the outskirts of Cophorne Village.

This light and airy property features three double bedrooms, including a master with an ensuite, and a family bathroom on the first floor.

The ground floor boasts a modern kitchen/diner with high-gloss units, integrated appliances, and French doors leading to a south-facing garden, ideal for entertaining. A utility cupboard provides space for laundry appliances, keeping the kitchen tidy.

The detached garage includes an electric car charger and two parking spaces, with gated access to the garden and parking area.

This contemporary home perfectly balances style, comfort, and practicality.

Lounge

17' 1" x 10' 2" (5.21m x 3.10m)

Double glazed picture window to the front, two double glazed picture windows to the side, electric feature fireplace with back lighting, and radiator.

Kitchen/ Diner

17' 1" x 9' 1" (5.21m x 2.77m)

Double glazed window to the front, double glazed French patio doors to the rear. A fitted kitchen with grey high-gloss wall and base units and under unit lighting, and tiled splash backs. Stainless steel sink with one and a-half bowls and drainer with worksurfaces surrounding, 5 ring hob with and stainless steel cooker hood over, integrated eye-level electric double oven, integrated fridge/freezer, integrated dishwasher, space for large table, wooden flooring, radiator and spotlights.

Utility Area

Double doors opening to: Work surface, space and plumbing for washing machine, space and plumbing for tumble dryer.

Landing

Storage cupboard, covered radiator, and loft access.

Entrance Hall

Door to the front, wooden flooring, radiator, and carpeted stairs leading to the first floor.

Cloakroom

Low level W.C., exactor fan, wooden flooring, and radiator.

Bedroom One

13' 5" x 9' 7" (4.09m x 2.92m)

Double glazed window to the front, over bed storage, two built-in-wardrobes, and radiator.

En-Suite

Frosted double glazed window to the side, low level W.C., vanity hand wash basin with storage under, shower cubicle, part tiled walls, chrome 'ladder' style towel radiator, extractor fan, and wooden flooring.

Bedroom Two

10' 2" max x 8' 8" max (3.10m max x 2.64m max)

Double glazed window to the side, built-in-wardrobe, and radiator.

Bedroom Three

10' 5" x 8' 2" (3.17m x 2.49m)

Double glazed window to the front, double glazed window to the side, and radiator.

Bathroom

Frosted double glazed window to the front, panel bath with screen and shower over, low level W.C., vanity hand wash basin with storage under, part tiled walls, chrome 'ladder' style towel radiator, exactor fan, shaver point, spotlight, and wooden flooring.

Garage

Pitched roof, up and over door to the front, power and light with extra power points installed, parking for two cars. Car Charger.

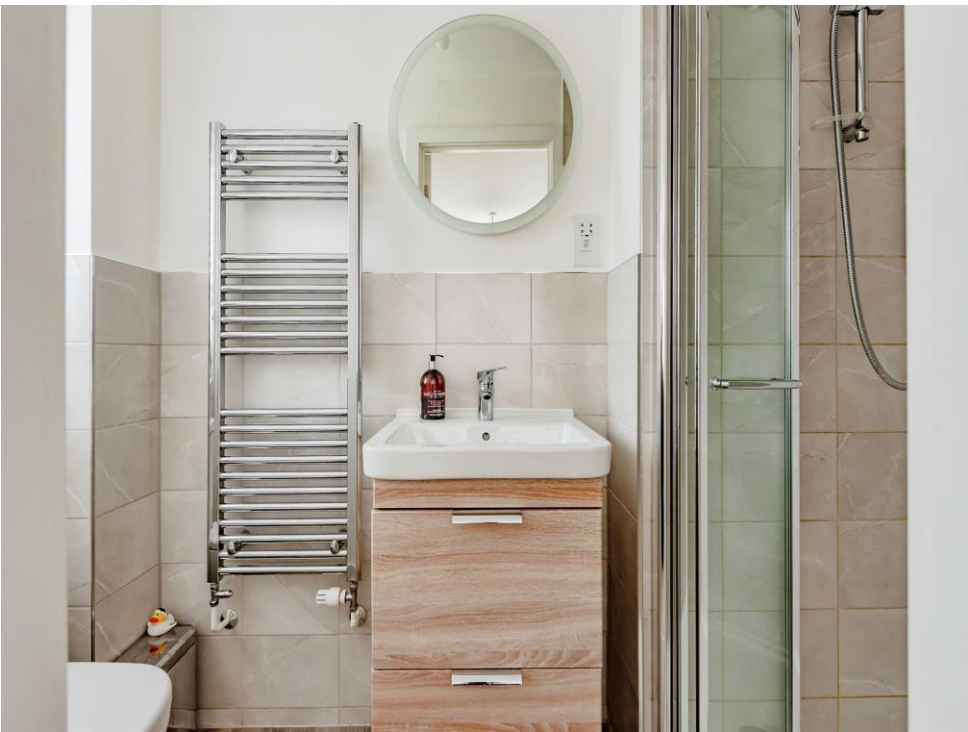
Front

Wood chip flower beds and mature shrubs surrounding the borders of the property.

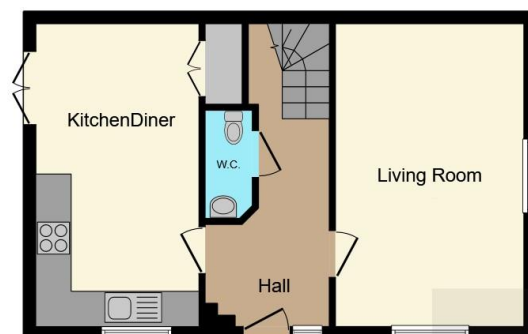
Rear Garden

Lovely South facing garden with: Two patio areas with outdoor pizza oven to the rear, mainly laid to lawn, wooden pergola, wooden boxed flower beds, fenced borders, gate to the rear accessing the garage.





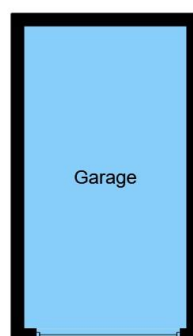




Ground Floor



First Floor



Garage

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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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directions to this property:

Travelling front the agent's office in Copthorne Bank, turn left at The Prince Albert Pub onto Brookhill Road at the roundabout take the 4th exit onto Copthorne Way, at the next roundabout take the 2nd exit onto Worsell Drive, follow the road and then turn left onto Langridge Way, then turn left onto Lamin Way, at the T-junction turn right and it is the first property on the right-hand side.

EPC Rating: B

Tenure: Freehold



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