







## Property Description

This well-presented 3-bedroom bungalow offers comfort in every room with a thoughtfully designed layout. The inviting living room features a cosy log burner and French patio doors overlooking the beautiful garden. The large kitchen/dining room is the perfect size for family meals and entertaining, with plenty of counter space and storage.

Bedroom One and Two are spacious doubles, with bedroom three offering flexible accommodation with side access straight to the patio area. In addition to the main bathroom is there a separate shower room offering added convenience.

The property also features a double garage, providing generous space, and extra storage. Lets not forget the West facing garden ideal for alfresco dining and enjoying sunsets.

Located in a desirable village, the property is designed for comfortable, easy living, with a modern yet homely feel throughout. Viewings are highly recommended.

## Entrance Hall

Double glazed door to the front, cupboard, radiator, and loft access (fully boarded ladder and light. Housing the Combi boiler.)

## Living Room

21' 9" x 11' 10" ( 6.63m x 3.61m )

Double glazed French patio doors to the rear, two double glazed windows to the side, built-in shelving unit, part wooden flooring to the rear, and feature log burner.

## Kitchen/ Dining Area

25' 1" x 8' 11" ( 7.65m x 2.72m )

Double doors leading in to the fitted kitchen with a range of base and eye-level cream units, wooden work surfaces surrounding, sink with mixer tap and drainer, tiled splashbacks. Eye-level oven and grill, induction hob with stainless steel cooker hood over. Space and plumbing for washing machine, integrated dishwasher, integrated under counter freezer, space for fridge/freezer, laminate flooring, space for large dining table, cupboard, spotlights, radiator, and 'ladder' style towel radiator. Double glazed window to side, double glazed window to the rear, and double-glazed French patio doors leading to the rear garden.

## Inner Hall

Double glazed pedestrian door leading to the patio area, and access to the shower room.

## Shower Room

Double glazed frosted window to the side, tiled shower cubicle, low level W.C., tiled flooring, and 'ladder' style towel radiator.

## Bedroom One

11' 10" x 10' 1" ( 3.61m x 3.07m )

Double glazed window to the front, radiator, spotlights, and built-in-wardrobe with sliding doors.

## Bedroom Two

11' 1" x 10' ( 3.38m x 3.05m )

Double glazed window to the front, spotlights, and radiator.

## Bedroom Three

11' 7" x 7' 1" ( 3.53m x 2.16m )

Double glazed window to the side, double glazed pedestrian door accessing the garden, spotlights, and radiator.

## Bathroom

Frosted double glazed window to the side, panel bath with shower attachment, shower cubicle, vanity wash hand basin with storage under, low level W.C., cupboard, part tiled walls, laminate flooring, spotlights, 'ladder' style heated towel radiator, and double glazed skylight. .

## Double Garage

15' 2" x 17' 2" ( 4.62m x 5.23m )

Two up-and-over doors to the front, light, power, double glazed window to the rear, and double-glazed pedestrian door to the rear.

## Front Garden

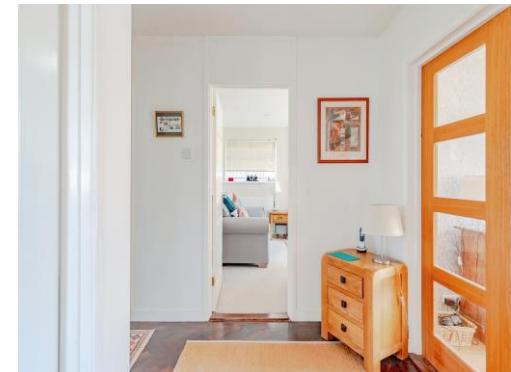
Area laid to lawn, and driveway parking for three cars.

## Rear Garden

Stunning West facing garden, patio area which wraps around to the side, walled and fenced borders, and area laid to lawn.

## Solar Panels

12 Solar panels to the side of the property.















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### Directions to this property:

From the agents office in Copthorne, travel easterly along Copthorne Bank. Turn right onto Borers Arms Road, turn right onto Knowle Drive and you will find the property on the left-hand side.

**EPC Rating: Awaited**

Tenure: Freehold



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