



Connells

Vigar Place
Cophorne



Property Description

Situated in a popular village location close to local amenities and excellent motorway links, this impressive three-storey 5-bedroom home is perfect for modern family living.

Set on a generous corner plot, the property offers five well-sized bedrooms, and plenty of space for all.

The ground floor features a stylish kitchen/diner with integrated appliances and includes a utility room for added practicality, a bright and airy living room, and a convenient cloakroom. It also features its own Nest thermostat offering individual climate control for enhanced comfort.

The first floor is home to two bedrooms, a handy family bathroom, and the master bedroom with his own Nest thermostat and en-suite shower room.

The third floor offers two large bedrooms with a central bathroom, a great haven for children, teens, or multi-generation living.

Elegant French doors open to the private garden which is ideal for relaxing or entertaining. There is also a garage and driveway parking for two cars.

This well-appointed, versatile home is in a great location-ideal for a growing family.

Entrance Hall

Double glazed door to the front, nest control heating thermostat, laminate flooring, carpeted stairs leading to the first floor, and covered radiator.

Cloakroom

Low level W.C., wash hand basin, extractor fan, laminate flooring, and radiator.

Living Room

17' 1" x 10' (5.21m x 3.05m)

Dual aspect with double glazed window to the front, two double glazed windows to the side, and laminate flooring, and two radiators.

Kitchen/Diner

17' 1" x 8' 9" (5.21m x 2.67m)

Beautiful fitted kitchen with a range of base and eye-level high gloss white units with under unit lighting. Marble work surface surrounding, stainless steel sink one-and-a half bowl with mixer tap and drainer, tiled splashbacks, integrated eye-level double oven, 5 ring gas hob with stainless steel cooker hood over, integrated fridge/freezer, integrated dish washer, space for table, spot lighting, laminate flooring, and radiator. Double glazed window to the front and French patio doors to the side leading to the garden.

Large cupboard with space and plumbing for washing machine.

Landing

Double glazed window to the rear as you ascend the stairs, cupboard, and carpeted stairs leading to the second floor.

Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)
Double glazed window to the front, built-in-wardrobe, nest control heating thermostat, and radiator.

En-Suite

Frosted double glazed window to the side, low level W.C., wash hand basin, shower cubicle, part tiled walls, 'ladder' towel radiator, laminate flooring, spotlights, and extractor fan.

Bedroom Four

9' 9" x 10' (2.97m x 3.05m)
Double glazed window to the side, built-in-mirrored wardrobe with sliding doors, and radiator.

Bedroom Five

6' 8" x 6' 9" (2.03m x 2.06m)
Dual aspect with double glazed window to the front and double-glazed window to the side, and radiator.

Bathroom

Frosted double glazed window to the front, panel bath with shower and screen, low level W.C., wash hand basin, part tiled walls, 'ladder' towel radiator, spotlights, laminate flooring, and extractor fan.

Second Floor Landing

Loft access.

Bedroom Two

15' 9" x 9' 1" (4.80m x 2.77m)
Double glazed window to the front, double glazed velux window to the rear, and radiator.

Bedroom Three

15' 9" x 10' 1" (4.80m x 3.07m)
Double glazed window to the front, double glazed velux window to the rear, and radiator.

Bathroom

Double glazed velux window to the front, panel bath with shower and screen, wash hand basin, low level W.C., part tiled walls, 'ladder' towel radiator, laminate flooring, and spotlights.

Garage

13' 7" x 7' 9" (4.14m x 2.36m)
Up and over door, power and light. Parking for two cars in front of the garage.

Front Garden

Shrubs and wood chipping surround the exterior of the house.

Rear Garden

Mainly laid to lawn, patio area, wall and fenced borders, side gate giving access to the garage and parking.

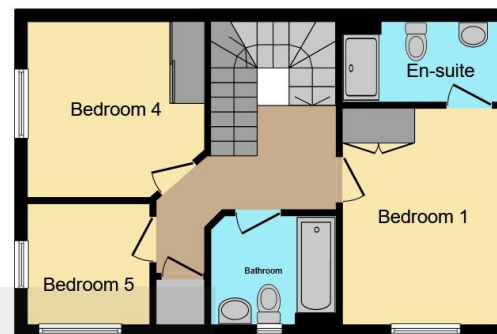




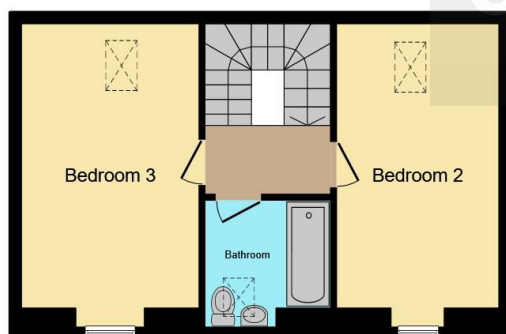




Ground Floor



First Floor



Second Floor



Garage

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 from 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 right onto Dancy Road. Follow round to the left and the property can be found on the left-hand side.

EPC Rating: B Council Tax
Band: F

Tenure: Freehold



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