



Connells

Payne Way
Cophorne



Property Description

This beautifully presented three-bedroom semi-detached home is perfectly situated on the edge of the sought-after Cophorne Village. Offering a generous and versatile layout, the property features a bright and spacious living/dining room, a sleek modern kitchen, and a convenient ground floor cloakroom.

To the first floor you will find the spacious master bedroom with contemporary en-suite, two further well-proportioned bedrooms, and a modern family bathroom- ideal for the balance of family living.

Outside the maintained South-facing rear garden provides the perfect space for relaxing or entertaining, while private parking to the side of the property includes a carport and an additional space.

With excellent transport links and just moments from local amenities in both the village and surrounding towns, this home offers the ideal balance of village charm and modern convenience.

Kitchen

11' 7" x 8' 1" (3.53m x 2.46m)

A fitted kitchen with base and eye-level white units, one-and-a-half bowls stainless steel sink and drainer, roll top surface surrounding, integrated single electric oven, 4 ring gas hob and stainless steel cooker hood over, space for fridge/freezer, space and plumbing for washing machine, space for dishwasher, radiator, unit housing the wall mounted boiler, and wooden flooring. Double glazed window to the front.

Living/ Dining Room

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

Double glazed French patio doors looking out to the rear garden, storage cupboard, radiator, and spotlights.

Landing

Radiator, and loft access.

Bedroom One

11' 4" x 10' 1" (3.45m x 3.07m)

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

En-Suite

Entrance Hall

Double glazed door to the front, large cupboard, under stairs cupboard, radiator, and carpeted stairs leading to the first floor.

Cloakroom

3' 2" x 5' 9" (0.97m x 1.75m)

Frosted double glazed window to the side, low level W.C., hand wash basin, extractor fan, radiator, and wooden flooring.

6' x 5' 7" (1.83m x 1.70m)

Frosted double glazed window to the front, tiled shower cubical, low-level W.C., hand wash basin, extractor fan, shaver point, 'ladder' style towel radiator, and wooden flooring.

Bedroom Two

12' 4" max x 7' (3.76m max x 2.13m)

Double glazed window to the rear, and radiator.

Bedroom Three

9' x 8' 7" (2.74m x 2.62m)

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

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Frosted double glazed window to the side, panel bath with shower and screen, low level W.C., hand wash basin, part tiled walls, shaver point, extractor fan, 'ladder' style towel radiator, and wooden flooring.

Front Garden

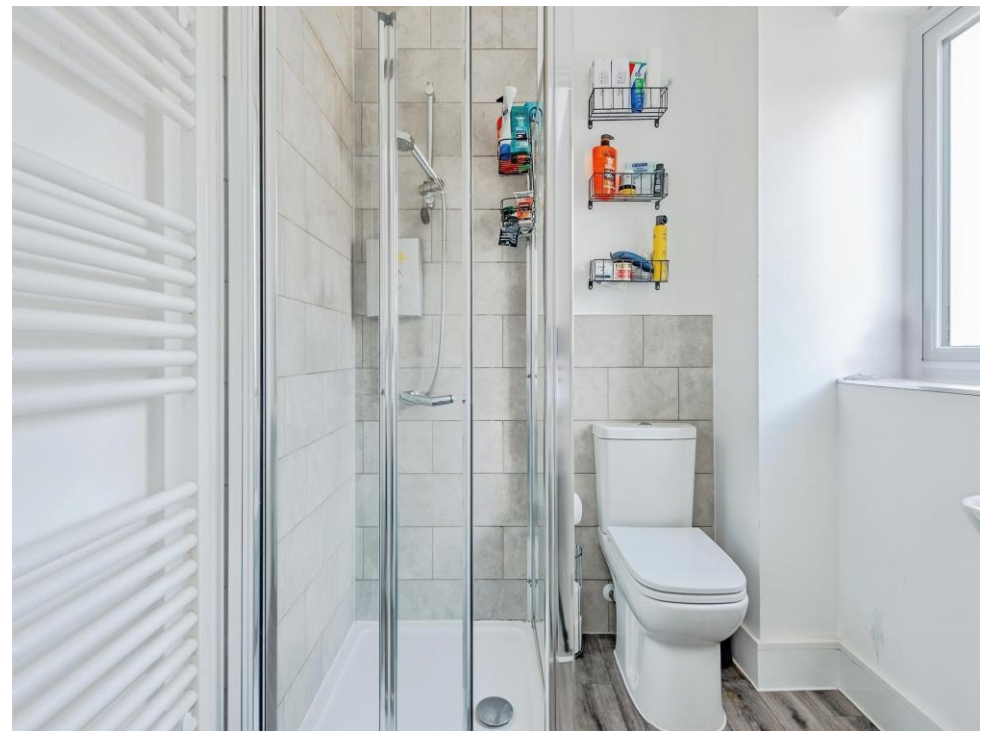
Decorative shrubs to the side of the front door.

To the side parking for one car under the carport, and a further parking space in front, and side gate access to the rear garden.

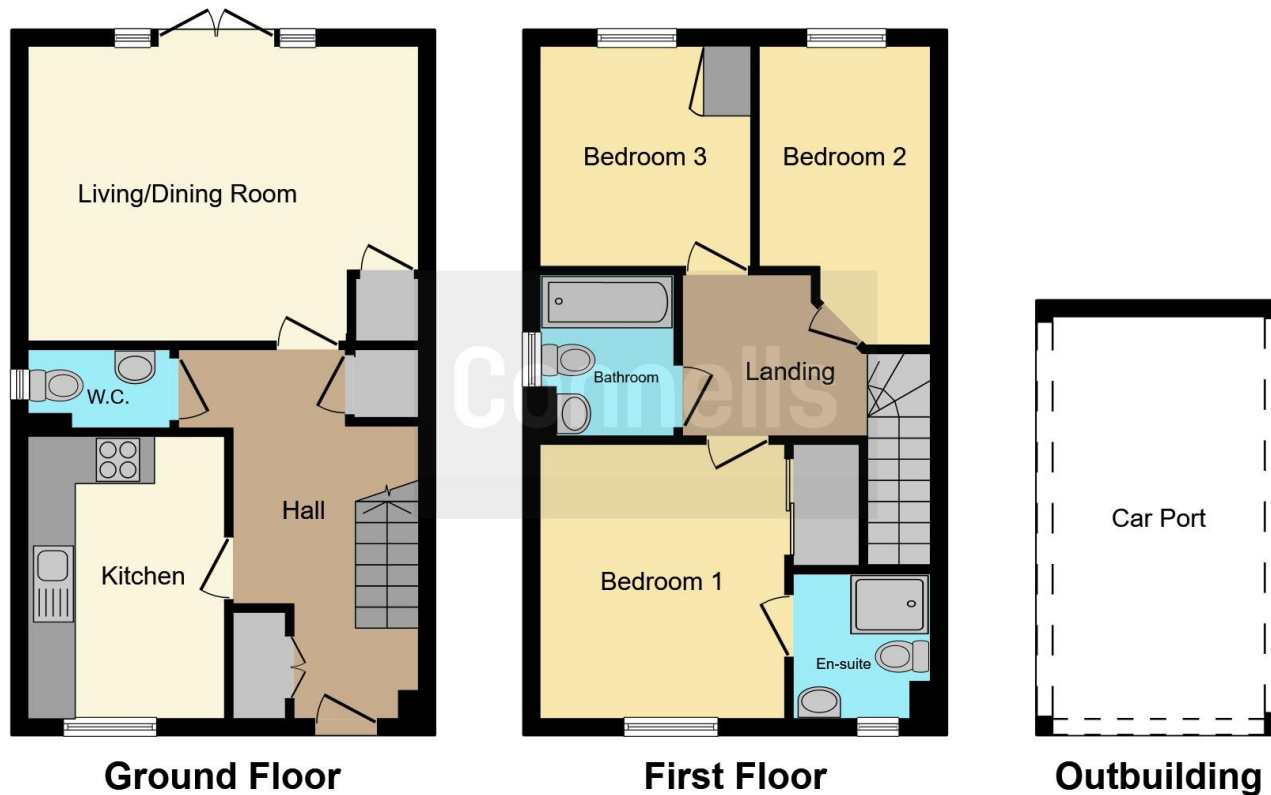
Rear Garden

Low maintenance South facing rear garden, patio area, mainly laid to lawn, fenced borders, and shed.









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 take the first turning on the right, and you will find the property on the right-hand side.

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold



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