







## Property Description

Set in the desirable village of Copthorne, this lovely spacious two double bedroom detached bungalow offers a perfect blend of comfort, practicality and style. With no onward chain this well-presented home is ready for you to move straight into and enjoy.

You will appreciate the generous room sizes and thoughtful layout. The property features a large kitchen/diner, ideal for modern living and entertaining, with plenty of workspace and room for a full-sized dining table. Just off the kitchen is a convenient lean-to currently used as a utility area, adding valuable storage space.

The contemporary bathroom has been stylishly updated and includes a rainfall shower over the bath.

Both bedrooms are spacious doubles, filled with natural light and offering ample room for furnishings and storage.

Outside the property continues to impress. The substantial front garden provides off road parking for up to four cars, while the private rear garden offers a peaceful retreat-perfect for unwinding in the fresh air.

Located in a friendly village this bungalow is within easy reach of local amenities, countryside walks, and excellent transport links.

Early viewing is highly recommended to appreciate all that this wonderful home has to offer.

## Porch

Double glazed sliding door to the front, 13a external socket, and tiled flooring.

## Entrance Hall

Double glazed door to the front, radiator, laminate flooring, and loft access: large space with the potential for a conversion (STPP).

## Lounge

12' x 13' 9" ( 3.66m x 4.19m )

Dual aspect with double glazed window to the side and double-glazed window to the front, electric feature fireplace, and two radiators.

## Kitchen/ Diner

11' 9" x 16' 9" ( 3.58m x 5.11m )

A fitted kitchen with a range of white base and eye-level units with under unit lighting, single bowl sink and drainer, tiled splash backs, roll top work surface surrounding, eye level electric oven, 4-ring electric hob with extractor fan over, space and plumbing for dishwasher, space for fridge/freezer, space for large dining table, cupboard housing the wall mounted boiler, spotlights, and laminate flooring. Dual aspect with double glazed window to the front, and double-glazed window to the side.

## Hall

Laminate flooring, and cupboard.

## Utility

6' 3" x 7' 1" ( 1.91m x 2.16m )

Wooden frame, windows surrounding and pedestrian door accessing the rear garden. Space for fridge/freezer, space and plumbing for washing machine, space and plumbing for tumble drier, and laminate flooring.

## Bathroom

7' 8" x 6' 5" ( 2.34m x 1.96m )

Frosted double glazed window to the rear, panel bath with rainfall shower and hand shower attachment and screen, low level W.C., vanity hand wash basin with storage under, part tiled walls, chrome 'ladder' style towel radiator, and laminate flooring.

## Bedroom One

12' x 14' 1" ( 3.66m x 4.29m )

Dual aspect with double glazed window to the side and double-glazed window to the rear, wall lights, laminate flooring, and radiator.

## Bedroom Two

10' 9" x 9' 8" ( 3.28m x 2.95m )

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

## Front Garden

Driveway parking for 3/4 cars, large area laid

to lawn with mature shrubs, large green house, side gate giving access to the rear garden. Pathway from the drive to the front door, and fenced borders.

## Rear Garden

Large patio area to the side and the rear of the garden. Laid to lawn with a separate decking area, and additional woodchip area, fenced borders, side gate leading to the front garden. Large shed.















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### Directions to this property:

Travelling from our Connells office on Copthorne Bank, Copthorne, RH10 3QX. Head West on to Shipley Bridge Lane and at the end of the road turn right onto Shipley Bridge Lane, turn right onto Elger Way and the property is immediately on your left-hand side.

EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

**view this property online** [connells.co.uk/Property/COP404195](http://connells.co.uk/Property/COP404195)



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