



Oaklands Drive, Copthorne

£650,000



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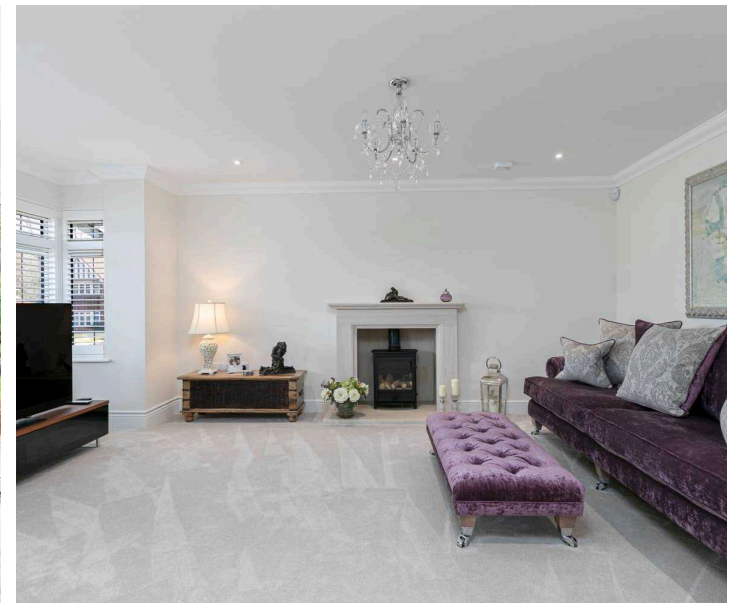
## Oaklands Drive, Copthorne

An immaculately presented, spacious 3-bedroom detached family home in one of the best positions on an exclusive development of just 11 properties on a private road. Potential to extend to the rear (STPP) and/or convert the garage if additional accommodation is required. South-facing rear garden and well-kept front garden, brick paved driveway with parking for at least 2 cars.

Approaching the property, there is a brick-paved driveway providing off-road parking for at least 2 cars in front of the garage. There is an area of grass bordered by shrubs to the right and with access to the rear garden. To the front, there is an area of grass with a flower border beneath the bay window and shrubs along the boundary to the left.

Entering the property, there is a half-glazed door with a window to the side ensuring plenty of light with Karndean flooring in the hallway. The lounge is to the left, the stairs ahead, the cloakroom ahead and to the left and the large open-plan kitchen/diner across the full width of the rear of the property.

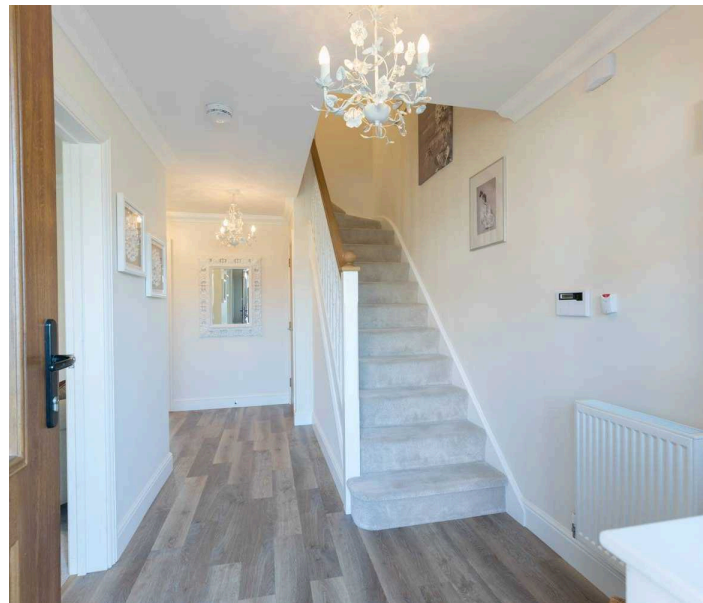
The property is light and airy, immaculately kept with oak interior doors and white shutters to the front windows. The lounge has a large bay window, fireplace with a stone surround and currently with a gas wood burner style fire and has a light grey carpet.





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The large open-plan kitchen/diner is a sunny room with triple-fold doors opening onto the terrace of the South facing rear garden and a spacious dining area. There is the potential to extend to the rear (STPP) and/or convert the garage if additional accommodation is required. There is a superb range of wall and base units with grey cupboards, lighter grey sparkly work surfaces together with marbled grey floor tiles, matching island with cupboards under. There are quality Neff integrated appliances with a fridge/freezer, washing machine, dishwasher, double oven with microwave and grill, 5-ring electric induction hob with extractor above and also a discreet ceiling extractor vented to the outside. In keeping with the décor, there is a grey galls splashback to the induction hob again reflecting the quality of the finish to this property.



The downstairs cloakroom is Villeroy and Bosch with light grey marbled floor tiles with a white contemporary WC and wash hand basin with tiled splashback. Returning to the hallway the under-stairs cupboard provides useful storage. The attractive white staircase has an oak newel post and stair rail in keeping with the interior doors. There is grey fitted carpet on the stairs and into the bedrooms. There is a good-sized landing with a large airing cupboard on the left with a particularly useful hanging rail with the loft also situated on the landing.



## Oaklands Drive, Copthorne

The master bedroom is a spacious room currently with a super king-size bed and is located at the front of the house and with a triple window. The en-suite shower room is Villeroy and Bosch with coordinated décor comprising light grey marbled floor tiles, mid-grey full-height wall tiles and one wall of feature textured tiling within the shower cubicle in mixed greys. There is a large inset mirror with spotlights above and a useful grey shelf both here and along the windowsill. There is a large shower, white WC and wash hand basin which has a floating vanity unit beneath. There is a chrome ladder-style radiator and ceiling spotlights. As with the kitchen, the bathrooms are fitted with discreet upmarket ceiling extractors.

Bedrooms 2 and 3 are both situated at the rear of the property. Bedroom 2 presently has a king-size bed that overlooks the rear garden. Bedroom 3 is also a double bedroom, currently used as an addressing room with 2 double-fitted wardrobes along one wall and another set of double-fitted wardrobes along the other wall with space for a double bed as well.

The family bathroom, again Villeroy and Bosch, has a white bath with a shower above. It has a light grey tiled bath panel and a feature wall alongside the bath of textured tiling in mixed greys. There is a superb inset mirror with spotlights above, a shaver point to the side and mid grey shelf. There are light grey marbled floor and full height grey wall tiles and full height grey wall tiles.

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There is a white WC and wash hand basin with a floating vanity unit beneath providing useful storage. There is a chrome ladder-style radiator, ceiling spotlights and a large window to the side of the property.

Outside:

Maintenance charge for the private road and two grassy paddock areas of £450pa

To the front of the house, there is a double brick driveway with grass and shrubs to the left and right and access to the rear garden. There is an area of grass with a flower beneath the bay window and further shrubs along the boundary to the left-hand side. There is off-street parking on the driveway for 2 cars and the garage is larger than average ensuring space, if required, for additional appliances. The boiler is also located in the garage. Solar panels were installed onto the roof when the property was built with controls for this in the cupboard under the stairs. The rear garden is sunny and south facing and a good size. There is a slightly raised brick paved and brick-edged seating area to the left and the terrace continues across the full width of the property. There is an area of lawn together with flower beds. It is fully fenced making it safe for children and pet friendly. A delightful garden where you can socialise and relax in the garden. There is potential to convert the garage with access from the dining area and to extend to the rear of the property (STPP).



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## Location

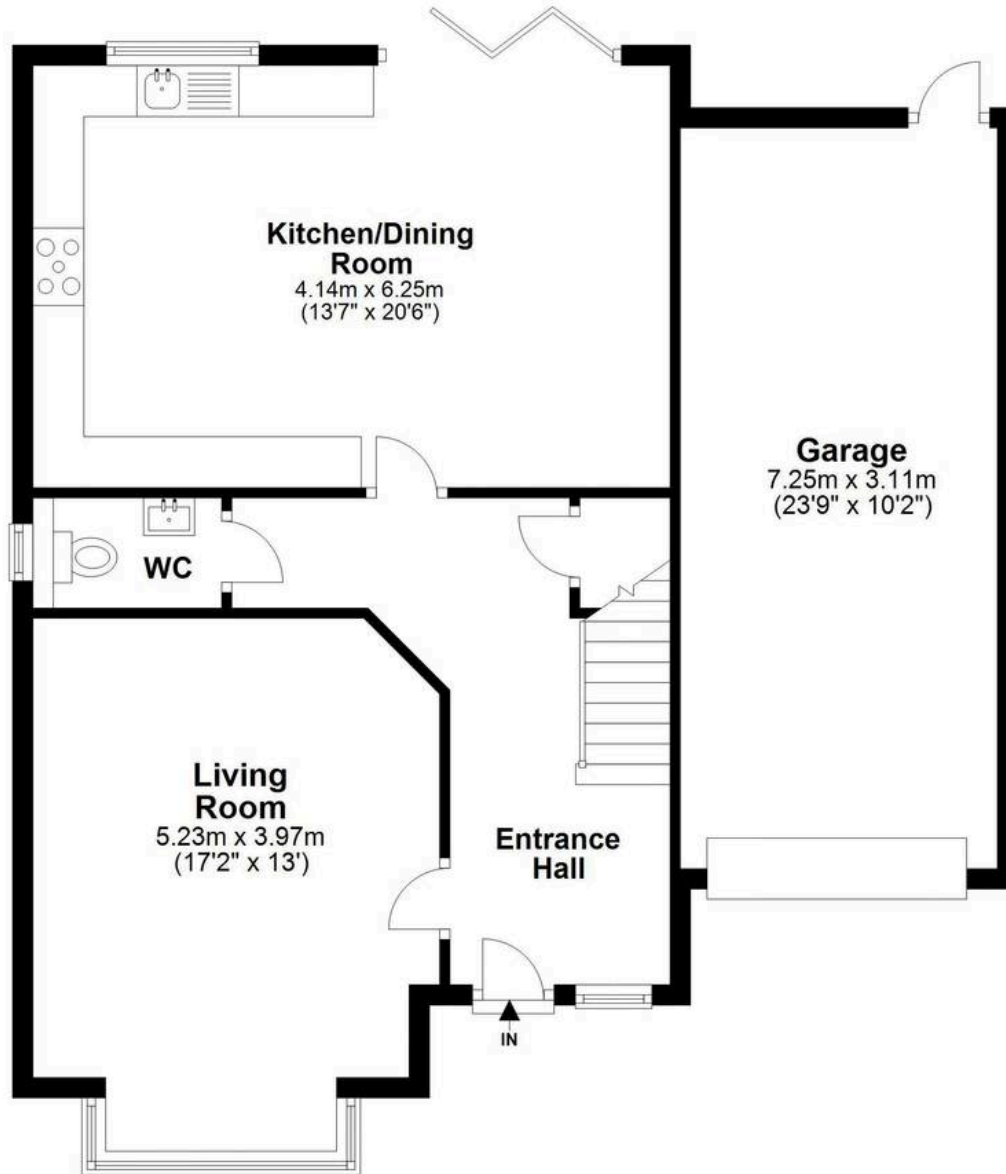
Copthorne Village is situated on the eastern side of Crawley, close to open countryside and within a short walking distance of the local village facilities which include public houses, a convenience store, post office and an excellent local school. There is a sports club close by and nearby Crawley town provides more comprehensive shopping and recreation facilities. Three Bridges mainline railway station providing fast and frequent services to London (approx 35 minutes) and Brighton (approx 30 minutes) is within a short drive. Gatwick Airport and access to the M23 are also within easy reach.

- Immaculately presented, spacious 3 bedroom detached family home with brick paved driveway, garage and off-road parking for at least 2 cars
- Potential to extend to the rear (STPP) and/or extend to the rear if additional accommodation is required
- High-quality finish with oak interior doors throughout, Karndean/ grey carpet, white shutters on windows to the front of the house, Neff integrated kitchen appliances with Villeroy and Bosch bathrooms
- Lounge, cloakroom, spacious open plan kitchen/diner with triple bi-fold doors opening onto South facing rear garden
- Master bedroom with luxurious en-suite shower room
- Bedrooms 2 and 3 generously proportioned with bedroom 3 currently used as a dressing room with 2 sets of double fitted wardrobes and family bathroom again Villeroy & Bosch
- Solar panels were installed into the roof when the house was built approximately 6 years ago by Asprey Homes
- Council Tax Band 'E' and EPC 'B'



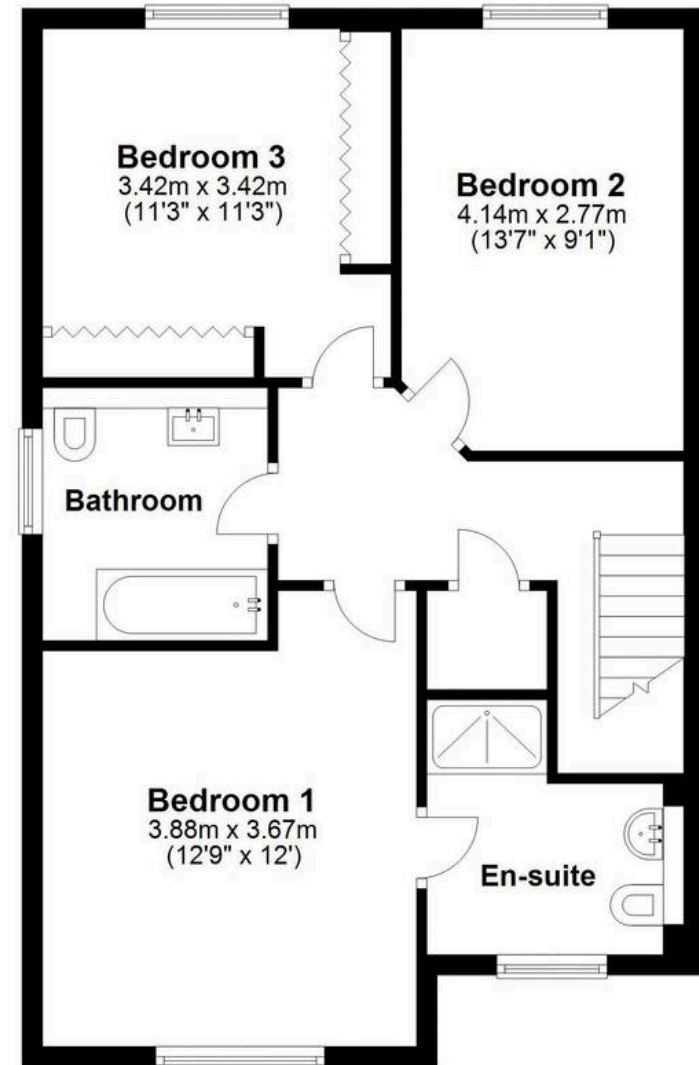
## Ground Floor

Approx. 83.8 sq. metres (901.9 sq. feet)



## First Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



Total area: approx. 144.2 sq. metres (1552.2 sq. feet)