



Bramble Close, Copthorne

Guide Price **£560,000 – £580,000**



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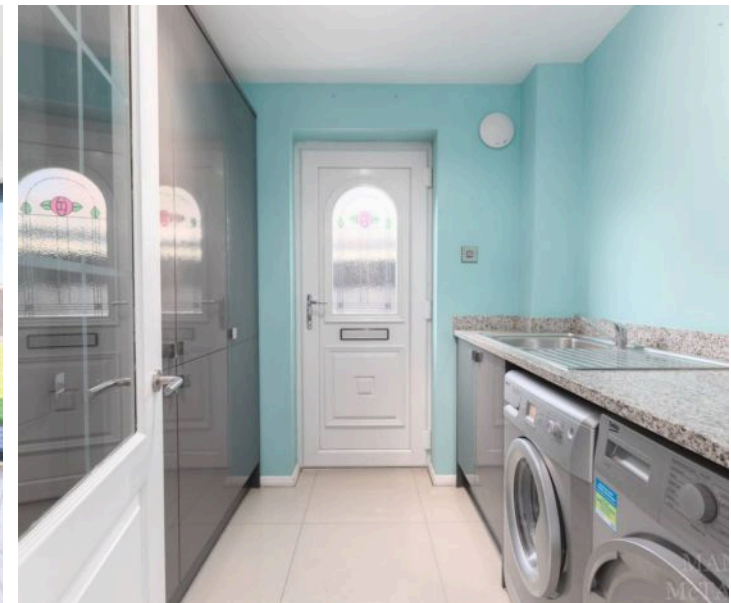
Bramble Close, Copthorne

An opportunity to purchase a 3-4 bedroom 2 bathroom extended detached family home in the popular village of Copthorne. Located in a quiet cul-de-sac with a brick-edged paved driveway providing off-road parking for 2 cars.

Approaching the property the house is set back from the road with a brick-edged, paved driveway providing off-road parking for 2 cars. There is a fence along the left-hand boundary with a paved path leading to a gate giving access to the rear garden. To the right there is an area of grass and, to the front boundary, shrubs and a small maple tree.

Entering the property there is a half-glazed door opening into a porch with a large storage cupboard to the right. Ahead is another door opening into the hallway with laminate flooring which flows through the whole of the downstairs. To the right is the lounge, to the left bedroom 4/family/playroom with the kitchen/diner ahead together with the utility room and cloakroom.

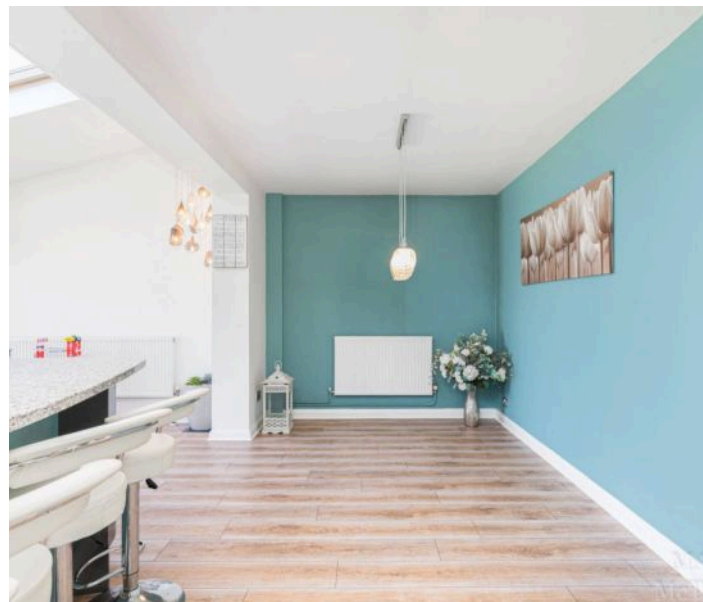
The sitting room is a spacious room with an attractive bay window to the front of the house. There is a contemporary fire providing a focal point in the room with solid wood shelving above. Bedroom 4/family/playroom is also to the front of the house and, again, there is a bay window. Further along the corridor to the left is the cloakroom which has a white WC and wash hand basin with striking feature metallic mosaic tiling.





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The property has been extended to create a superb, wow factor kitchen/diner. There are triple Velux windows ensuring plenty of light and triple bi-fold doors open onto a terrace which runs across the full width of the house. There is plenty of space for a dining table and at least 6 chairs. The breakfast bar has cupboards, drawers and the stylish curved end incorporates a wine rack and there is space for 4 bar stools along one side. There is a good range of wall and base units in high gloss slate grey together with speckled grey work surfaces. The sink and drainer have attractive splashback tiling in black and mixed greys enhancing the overall décor. Integrated items include a dishwasher and a microwave and, presently, there is a Rangemaster cooker with an extractor above. There is space and plumbing for an American style fridge/freezer. The utility room has similar décor with full height high gloss slate grey cupboards along one wall. There is a door ahead giving side access and leading to the rear garden. On the other wall there is a sink and drainer with cupboards below and there is space and plumbing for a washing machine and a tumble drier.

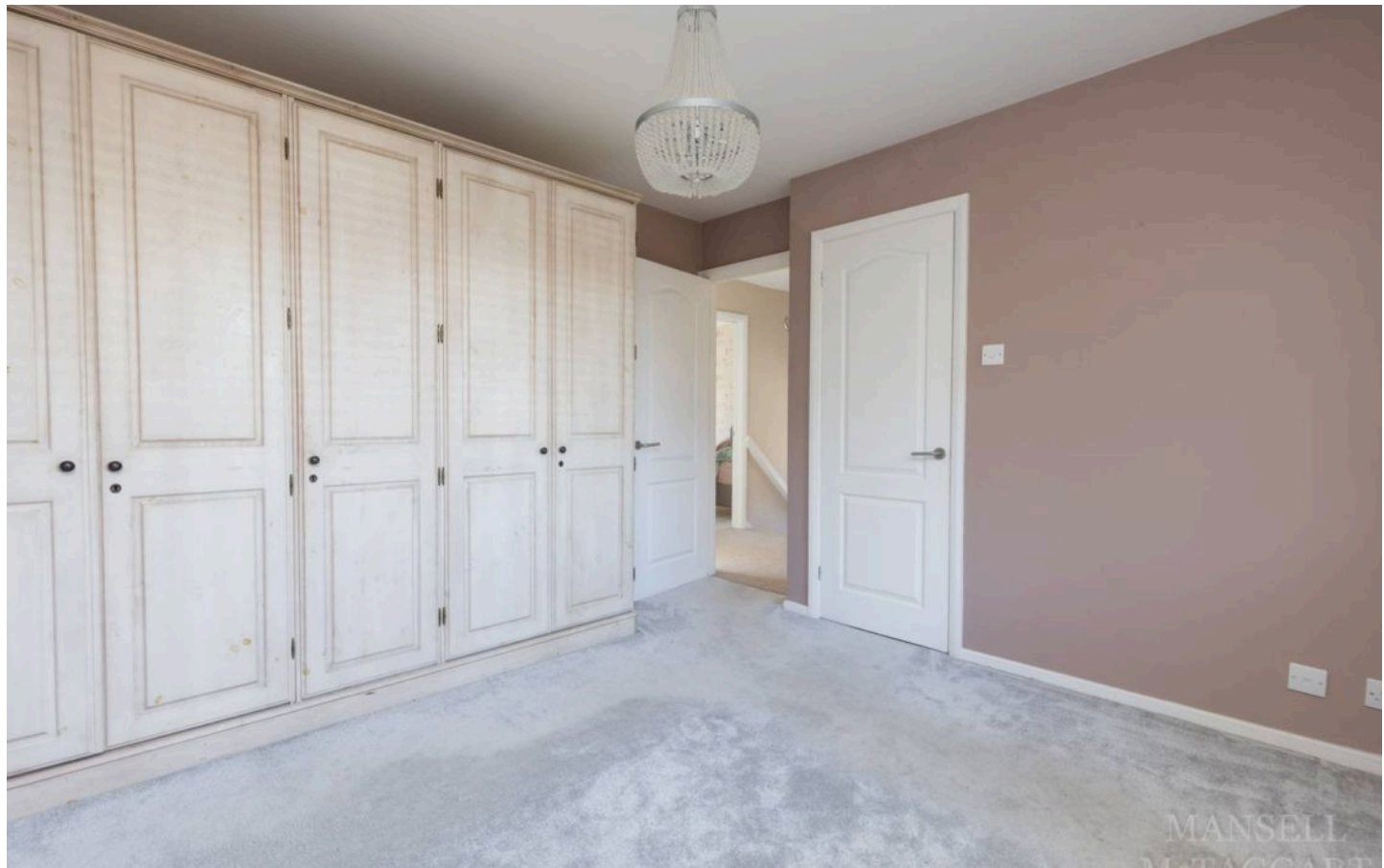


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Moving upstairs, the curved white staircase leads to a half landing with a large window to the side of the house. The loft has a ladder and can be accessed from the main landing.

The master bedroom is to the rear of the house overlooking the garden and is a good size room presently with free standing wardrobes a long one wall. The en-suite shower room has a white WC and contemporary wash hand basin with a vanity unit below and a shower cubicle. There are full height white wall tiles with metallic mosaic tiles within shelving creating a lovely feature which is both attractive and useful. Bedroom 2 has similar proportions and is to the front of the property with bedroom 3 adjacent. They are both doubles and each has a double built-in wardrobe.

The re-furbished family bathroom has attractive styling with blue/grey floor tiles, half-height panelling in mid blue with mid grey metro tiling on the far wall and a combined chrome towel rail/radiator. There is a white suite comprising a WC and a contemporary wash hand basin with a wooden surround and a vanity unit below. There is a curved claw foot bath with feature side taps and a shower above.





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Outside:

Approaching the property the house is set back from the road with a brick-edged, paved driveway providing off-road parking for 2 cars. There is a fence along the left-hand boundary with a paved path leading to a gate giving access to the rear garden. To the right there is an area of grass and, to the front boundary, shrubs and a small maple tree.

The rear garden is larger than average and has a terrace running along the full width of the property. There is an L-shaped area of decking, The Garden is fully fenced making it safe for children and pet friendly. To the right-hand side of the house there is an enclosed covered storage area which is both secure and really useful. A lovely house and a garden for a family home.



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Location

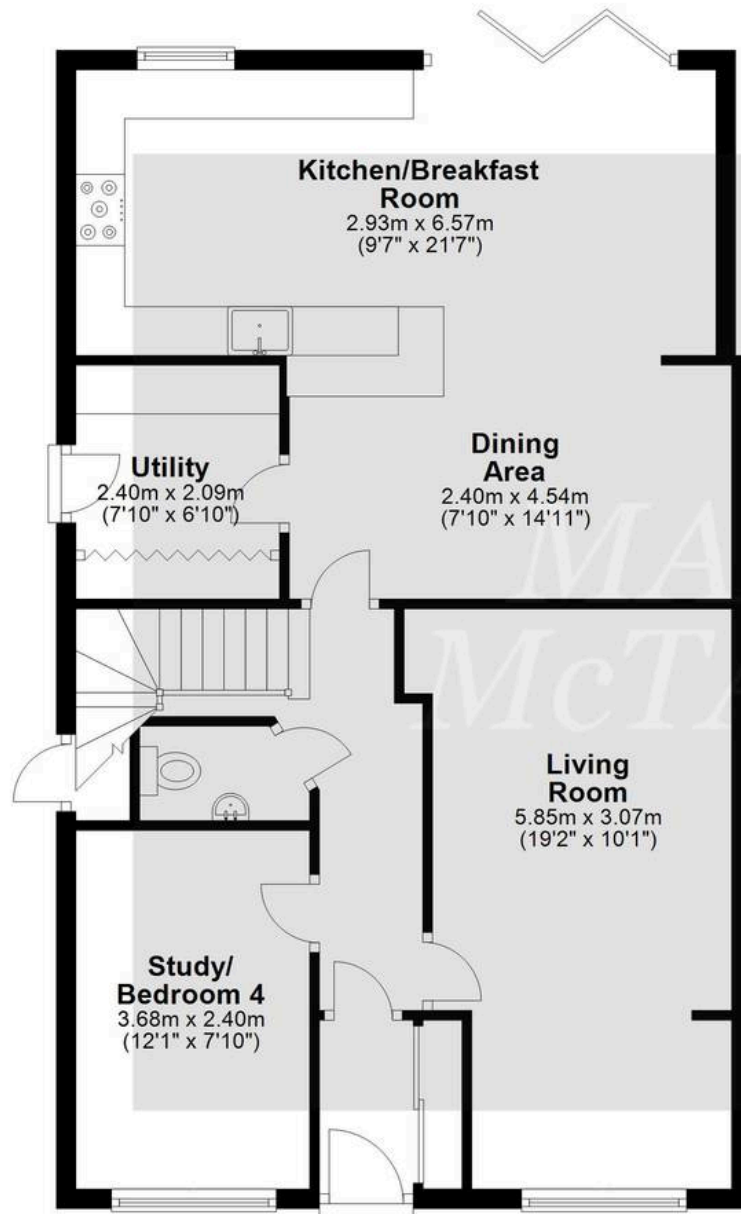
Copthorne Village is situated on the eastern side of Crawley close to open countryside. The property is within a short walking distance of local facilities including a public house, convenience store, hairdressers, post office, florists and village school. There is also a sports club close by. Crawley town centre, with its excellent selection of shops, restaurants, recreation facilities and schools, is approximately four miles distance and Gatwick Airport and Junction 10 of the M23 are also within easy reach. Three Bridges mainline railway station with fast and frequent services to London (approx. 35 minutes) and Brighton (approx. 30 minutes) is approximately one mile by car.

- An opportunity to purchase a 3-4 bedroom 2 bathroom extended detached family home in the popular village of Copthorne
- Located in a quiet cul-de-sac with a brick-edged paved driveway providing off-road parking for 2 cars
- Extended to create a wow factor kitchen/diner with the property being well-maintained with attractive décor
- Lounge, bedroom 4/family/playroom, kitchen/diner, utility room and cloakroom
- Master bedroom with en-suite shower room, 2 further double bedrooms and a refurbished family bathroom with a clawfoot bath and shower above
- Triple bi-fold doors in the kitchen/diner open onto a terrace with an L-shaped area of decking leading to a curved seating area at the far end of the larger than average garden
- NO CHAIN
- Council Tax Band 'D' and EPC 'D'



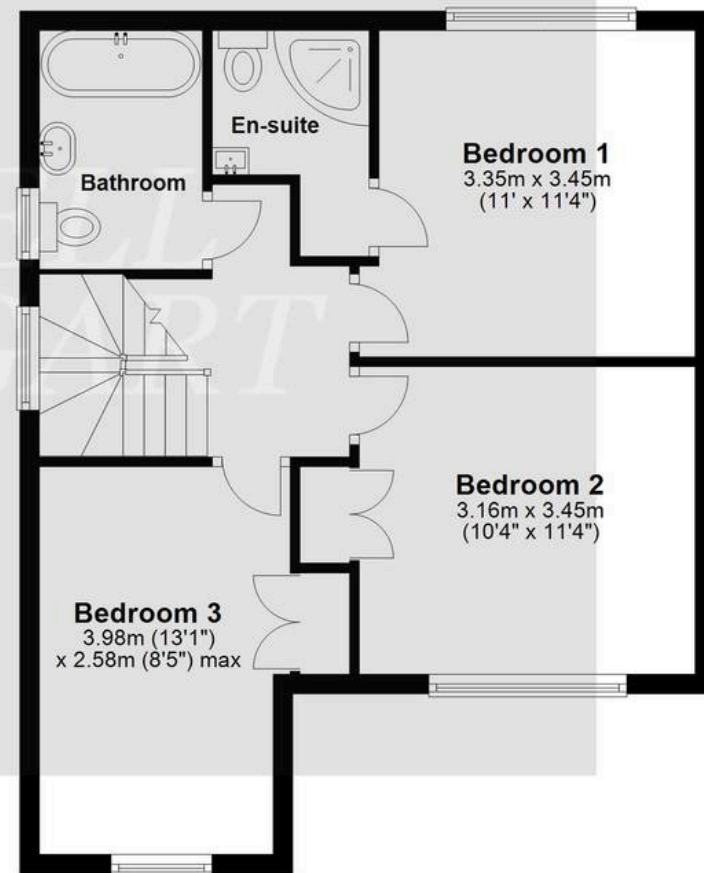
Ground Floor

Approx. 76.8 sq. metres (827.1 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.7 sq. feet)



Total area: approx. 125.8 sq. metres (1353.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.