



Fairway, Copthorne

Guide Price £550,000 – £575,000



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Fairway, Cophorne

Superb 4 bedroom property which has been extended and improved maximising use of its large, corner plot. It now provides accommodation of approximately 1723 square feet whilst also retaining a brick-paved double driveway and a separate garage. Attention to detail is seen throughout the property which has recently been re-decorated and benefits from a low maintenance, sunny landscaped rear garden.

Approaching the property there is a pathway to the front door and, to the left, a brick-paved double driveway providing off road parking for 2 cars. There is attractive grey cladding in contrast to the white windows with shutters downstairs.

From the entrance hall, the stairs are to the right, utility room and cloakroom ahead, kitchen/diner to the left with the living room further to the left. The kitchen/diner has the wow factor given its size and its numerous wall and base units with under cupboard lighting, plinth lighting and a plinth heater/air conditioning unit. It has a stylish grey/green colour scheme with a breakfast bar as you enter the room alongside a triple window to the front of the property with a second breakfast bar at the far end adjacent to the contemporary black one and a half bowl sink. At the dining end of the room there are 2 Velux windows and triple bi-folds opening onto the rear garden. Integrated items include an electric double oven with warming drawer, a 4 ring electric induction hob, dishwasher and space for an American style fridge/freezer.





Fairway, Cophorne

The utility room is larger than average and has a range of white wall and base units, a circular sink, space for a washing machine, another double fridge/freezer and tumble drier. It is a light and bright room with another Velux window and a half-glazed door to the rear garden. The cloakroom is to the right with a white WC and wash hand basin.

The living room is generously proportioned running from the front to the rear of the house. The focal point is the fireplace with a stone hearth and a gas wood burner style heater. There are patio doors opening onto the terrace which is adjacent to the house and revealing the sunny, landscaped rear garden.

Moving upstairs, the colour scheme of grey and white ensures a fresh and contemporary look. From the landing, turning to the left are bedrooms 2 and 4 which are both located at the front of the house. Bedroom 2 is a spacious double room and bedroom 4 is a good size single. There are two lofts which are accessed from the landing at the top of the stairs and with access to the second one at the end of the corridor. They each have lights, are boarded and insulated. The family bathroom has a walk-in rain shower, white curved wash hand basin with vanity unit beneath and WC.



Fairway, Cophorne

The corridor leads to the master bedroom suite and bedroom 3. The latter has recently been re-configured to create a third double bedroom, currently being used as a nursery. The master bedroom is a spacious double room with a large fitted wardrobe to the left hand side. The en-suite bathroom is larger than average with white WC, twin Roca wash hand basins with vanity units below together with a P-shaped bath with shower above.





Fairway, Cophorne

Outside:

To the front of the property there is a pathway to the front door, an area of polar white gravel with a centre piece of rockery and a small tree, giving a modern look to the front of the property, together with side access to the rear garden. The brick-paved double driveway providing off road parking for 2 cars and, in addition to this, there is a garage en-bloc nearby.

The rear garden has recently been landscaped with attention to detail and continuing the grey colour scheme. It is fenced on all sides making it pet friendly and safe for children. The terrace is adjacent to the house with patio doors from the living room to the area currently used for BBQs and bi-fold doors from the kitchen/diner further along. There is a large raised area of decking which is composite as is the rear fencing with a stylish finish and low/no maintenance as they will not need to be treated. There is a large summer house with power and light which is currently used as a home office.. There is space for a shed and additional storage space available to the side of the house. Artificial grass adds to the ease of maintenance and ensures enjoyment of this lovely sunny garden.



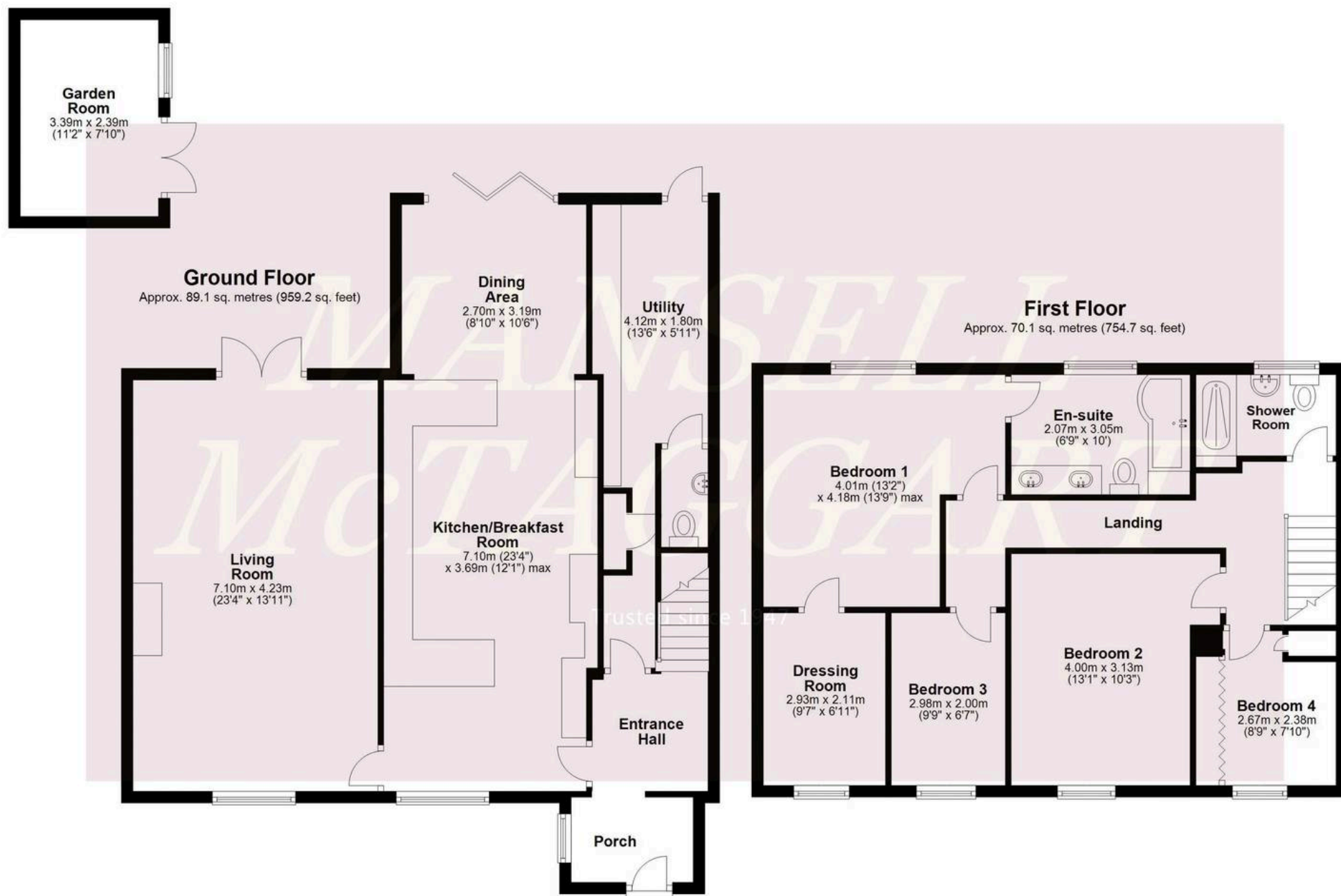
Fairway, Copthorne

Location

Copthorne Village is situated on the eastern side of Crawley close to open countryside. The property is within a short distance of local facilities including public houses, 3 convenience stores, hairdressers, post office, doctor's surgery, florists and excellent village schools including Copthorne Preparatory. There are also a number of bus routes that provide links to the surrounding areas. Copthorne Golf Club and the Copthorne Hotel, providing gym/leisure facilities, are also close by. Crawley town centre with its excellent selection of shops, restaurants, recreation facilities, schools and college, is approximately four miles distance.

- Superb 4 bedroom property extended and improved maximising use of its corner plot
- Kitchen/diner with triple bi-folds to rear garden
- Wow factor upgraded kitchen together with larger than average utility room
- Master bedroom suite with en-suite bathroom
- Brick-paved double driveway and separate garage
- Low maintenance, sunny landscaped rear garden with terrace, BBQ area, summer house, seating areas and a summer house which could be used as a home office
- Council Tax Band 'E' and EPC 'C'





Total area: approx. 159.2 sq. metres (1713.8 sq. feet)