



Copthorne Bank, Copthorne

Guide Price £775,000 – £800,000



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An opportunity to purchase an attractive tile-hung 4/5-bedroom two bathroom extended family home with a brick herringbone patterned driveway providing off-road parking for approximately 3-4 cars. 3 reception rooms and a large conservatory with a lantern roof and four bi-fold doors. A sunny rear garden, a garden room with power and light, and the potential to create additional accommodation, a gym, and a home office are also available.

Approaching the property, there is a large brick herringbone pattern driveway providing off-road parking for approximately 3-4 cars. The house is set back from the road, ensuring a sense of privacy. To the right-hand side and to the left, there is access to the rear garden.

Entering the house, there is an exceptionally spacious entrance hall which is both light and airy. The kitchen and conservatory are ahead, with a reception room on the right, a lounge beyond, and another reception room/ bedroom five on the left with stairs and a bathroom beyond and to the left. There is the flexibility to use the reception room to the front and/or the room to the left as bedroom 5, together with a separate playroom/family room/dining room. The lounge is a good-sized room to the side of the house and features herringbone pattern flooring.







The kitchen has a good range of wall and base units, with dark work surfaces providing an effective contrast. Integrated items include a dishwasher, a large Range cooker with five burners, and a hot plate with space and plumbing for an American-style fridge/freezer. The one-and-a-half-bowl sink is beneath two large windows that look into the conservatory beyond.

The conservatory has the wow factor, with a lantern-style roof, a gas-fired wood burner with a brick hearth and a wood bressummer beam, and plenty of room for additional furniture. Presently, a table and six chairs, a large sofa, and four bi-fold doors open onto a balcony with a contemporary feature glass balustrade overlooking the sunny rear garden.

The downstairs bathroom has been upgraded and has a contemporary-style bath with a shower above and a large, circular rose. A white WC and a rectangular wash hand basin with a vanity unit are below. A run of mid-grey, glass-fronted cabinets and a floor-standing unit provide superb storage. There is a feature slate grey radiator and a large, frosted window.



Moving upstairs, the master bedroom is to the rear of the house, overlooking the rear garden and having far-reaching views. It is an exceptionally spacious room currently with a super king-size bed. It has the benefit of a dressing room with hanging rails and shelves on two sides and plenty of space for drawers and cupboards. There is a luxurious Jack and Jill bathroom with dark ceramic floor tiles and a white suite. This comprises a contemporary, oval bath with a tiled shelf running alongside, WC and an oval wash hand basin with a vanity unit below. There is a large walk-in shower, chrome ladder-style radiator and a frosted window. Bedrooms 2 and 3 are spacious doubles, with bedroom four slightly smaller and still a good-sized double.







#### Outside:

Approaching the property, there is a large brick herringbone pattern driveway providing off-road parking for approximately 3-4 cars. The house is set back from the road, ensuring a sense of privacy. To the right-hand side and to the left, there is access to the rear garden.

In the rear garden, the conservatory opens onto a balcony which leads to another terrace adjacent to the property. There is an established planting with trees, shrubs, flowers, and an expanse of lawn. There is a pond to the left and, further along on the left, a pergola and another terrace creating separate seating areas in the garden to relax and socialise. At the far end of the garden, across the rear boundary, is a garden room with power, light and a tiled floor in the main section. This creates the potential for additional accommodation/ a gym, and or an office, which would be ideal for those working from home.





## 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.

- This is an opportunity to purchase an attractive tile-hung four-bedroom, two-bathroom extended family home with a brick herringbone-patterned driveway
- Immaculately presented with attractive décor, laminate flooring throughout the ground floor and white internal shutters to the front.
- There are three reception rooms, a downstairs bathroom, a kitchen, and a wow-factor conservatory with four bi-fold doors, a balcony, overlooking the garden
- Master bedroom with dressing room, three further double bedrooms and a luxurious Jack and Jill bathroom.
- The sunny rear garden, which is not overlooked, has a terrace, seating areas, a fishpond, and a pergola with established planting.
- Garden room with power and light, tiled floor in the main section, and potential to create additional accommodation, a gym, or a home office.
- Council Tax Band 'F' and EPC 'C'





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