



Akehurst Close, Copthorne
£625,000

**MANSELL
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- Well-designed and extended five-bedroom detached family home
- Two reception rooms
- Modern downstairs shower room & separate WC
- Extended kitchen/breakfast room overlooking the rear garden
- Utility room with garage access
- Private driveway for two vehicles
- Attractive landscaped front & rear gardens
- Garage with electric door and access to utility room
- No onward chain
- Council Tax Band 'F' and EPC 'D'

A well-designed, extended five-bedroom detached family home, situated in a peaceful cul-de-sac in the popular village of Cophorne. The property has been thoughtfully redesigned to provide generous living space throughout and is offered with no onward chain.

Accessed via a UPVC front door with side windows, the hallway includes two storage cupboards and stairs to the first floor. The living room is bright with dual-aspect windows with French doors opening into the dining room, a marble fireplace with a gas fire, and double-glazed windows to the front with plenty of space for free-standing furniture and sofas if required. Internal doors lead to the dining room. Light-filled and dual-aspect, with patio doors opening onto the garden, the Kitchen / Breakfast Room is located at the rear of the property and fitted with marble worktops, a range of wall and base units, Rangemaster oven with five-burner hob, and space for a fridge freezer and dishwasher. Opens into: Breakfast Area. Includes additional marble worktops, built-in larder, recessed shelving, a serving hatch, and space for a breakfast table.





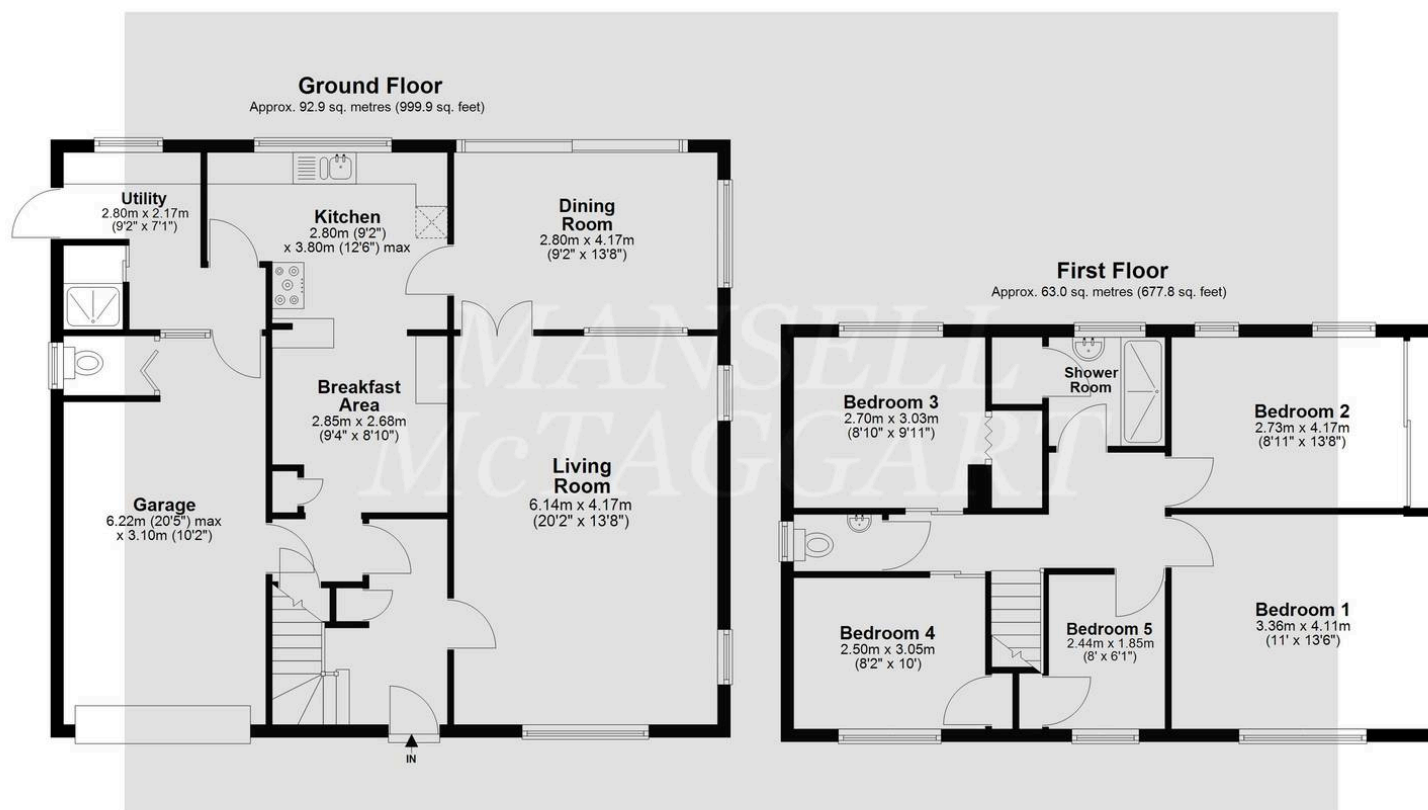
Utility Room accessed via an inner lobby, with space and plumbing for white goods—shower room – external door to garden and internal access to garage.

Downstairs Cloakroom with a wash hand basin and WC.

The stairs from the entrance hall lead to the first-floor landing, where there is access to the loft and an airing cupboard. There are four well-proportioned double bedrooms, some with built-in wardrobes, with the Fifth bedroom ideal as a study or nursery—potential to convert one bedroom into an en-suite if desired. The Shower Room has a walk-in shower cubicle, a wash hand basin, heated towel rail with a frosted window to the rear—a separate WC with an additional hand basin.

The private driveway has parking for two cars, bordered by a lawn and mature shrub beds. Steps lead to the front door. The garage features an electric up-and-over door, power, and internal access via the utility room. There is side access to a Rear Garden which is beautifully landscaped with a mix of lawn and patio areas, bordered by well-stocked shrub and flowerbeds. Additional features include: Summer House with power, ceiling fan, double glazed windows and roof with tiled flooring – Garden Shed – Outside Tap – Clothes Drying Area – Partly enclosed by wooden panel fencing with the remainder enclosed by hedging.





Total area: approx. 155.9 sq. metres (1677.7 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 buyer.
Plan produced using PlanUp.

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