



## Dawn Rise, Copthorne

Guide Price £500,000 – £525,000

**MANSELL  
McTAGGART**  
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- Well-designed and spacious 3/4-bedroom detached family home
- Potential for further enlargement (STPP)
- Private driveway with parking for several vehicles
- Single garage with door to garden - Light and airy entrance hall
- Dining room / optional fourth bedroom - Double-aspect living room
- Kitchen/breakfast room, rear lobby, and downstairs cloakroom
- Master bedroom with en-suite, two further bedrooms, and family bathroom
- South-facing courtyard-style landscaped rear garden with side access
- Council Tax Band 'F' and EPC 'tbc'

This attractive and spacious 3/4-bedroom detached family home is one of only three individually built properties tucked away in a peaceful, private cul-de-sac. Offering excellent kerb appeal, the house is set behind a wide frontage with parking for numerous vehicles, as well as a garage with power, lighting, and rear garden access.

A welcoming entrance porch with exterior lighting and glazed front door opens into a bright and airy hallway, where there is ample space for coats and shoes, along with a useful under-stairs storage cupboard. From here, doors lead to the main reception spaces. To the front of the property is a versatile dining room, equally suitable as a fourth bedroom or study, while the generously proportioned triple-aspect living room is flooded with natural light and features a charming brick fireplace with tiled insert, creating a warm and inviting focal point.



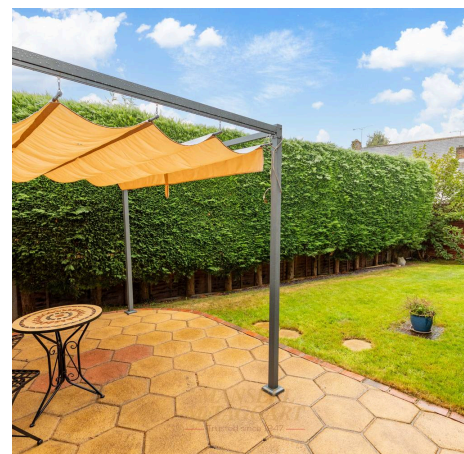


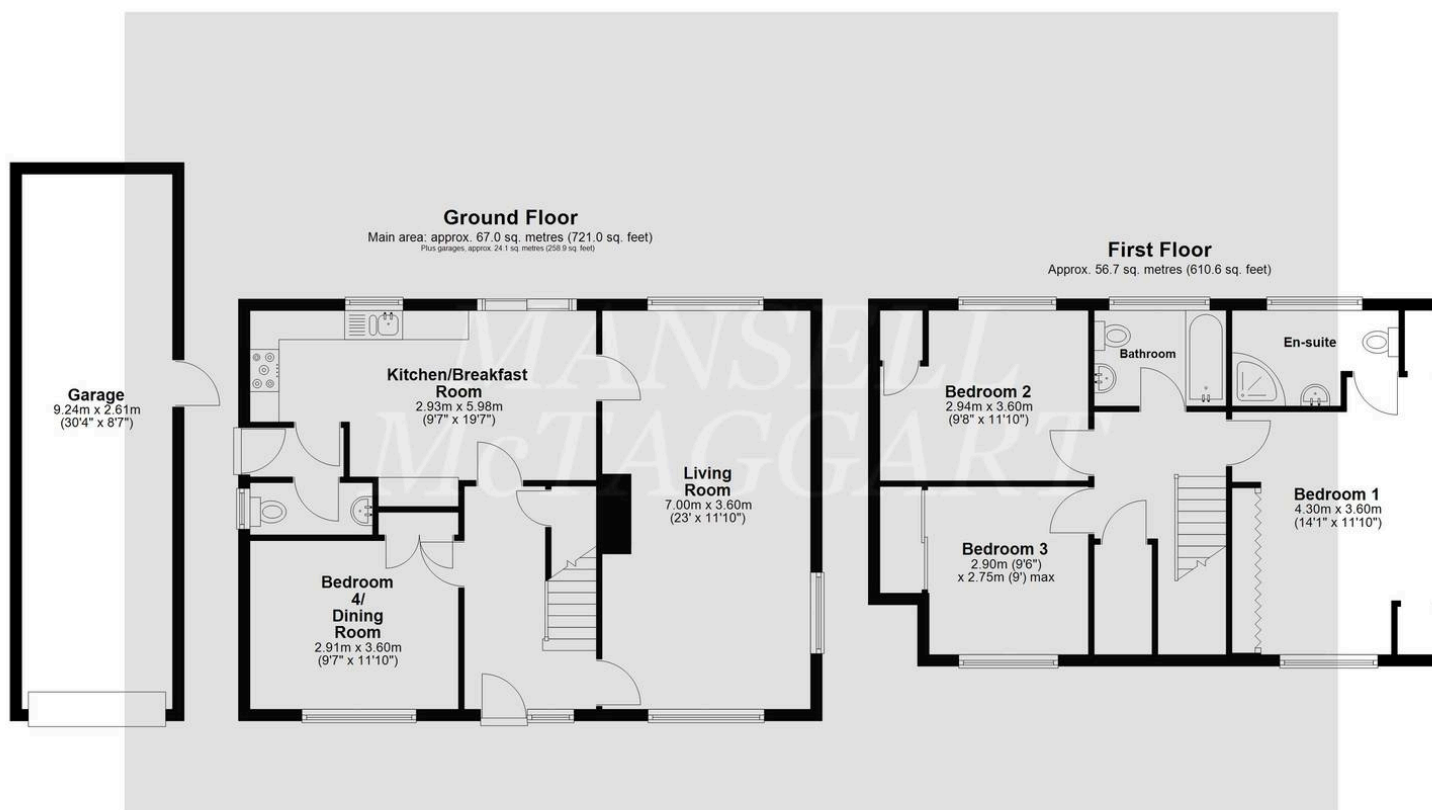


The kitchen/breakfast room spans the rear of the house, with patio doors opening directly onto the south-facing garden, perfect for family dining and entertaining. The kitchen is fitted with an extensive range of wall and base units, complemented by ample work surfaces. Integrated appliances include a gas hob, electric oven, washing machine, dishwasher, space for fridge/freezer, making this a highly functional and sociable space. A rear lobby provides additional garden access, coat hanging space, and leads to a well-appointed downstairs cloakroom.

Upstairs, the first-floor landing provides access to three spacious bedrooms, some of which feature fitted wardrobes, all of which can comfortably accommodate double beds and freestanding furniture with the master bedroom benefitting from an en-suite. The family bathroom is tastefully equipped with a panel bath featuring a shower over and screen, a wash basin, a low-level WC, functional fitted storage, and recessed spotlights, all finished with tiled walls.

Externally, the front of the property is primarily devoted to parking, complemented by a neat lawn, shrubs, and flowerbeds. Gated side access leads to the beautifully landscaped rear garden, which enjoys a sunny south-facing aspect. This private and low-maintenance space combines paved patio areas with a well-kept lawn, colourful flower and shrub borders, all complemented by an outside tap. It provides an ideal setting for outdoor dining, family relaxation, and year-round enjoyment.





Main area: Approx. 123.7 sq. metres (1331.6 sq. feet)

Plus garages, approx. 24.1 sq. metres (258.9 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.

# Mansell McTaggart Copthorne

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