



Thursby Close, Copthorne

Guide Price £400,000 - £425,000

**MANSELL
McTAGGART**
Trusted since 1947

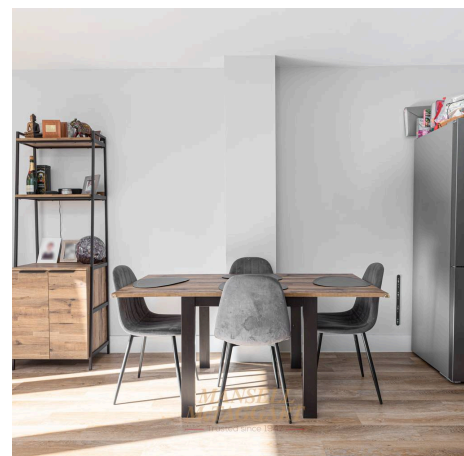
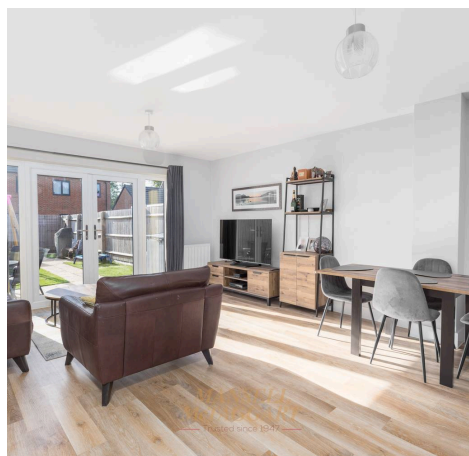




- A spacious and well-designed three-bedroom terraced family home
- Built by St. Modwen situated in this sought after development, benefiting from additional upgrades
- Light and airy entrance hall- Cloakroom-Living room with patio doors overlooking the south-facing garden
- Open plan kitchen with integrated appliances
- Off-street parking for two cars, rear access to an attractive south-facing rear garden
- Council Tax Band 'D' and EPC 'B'

A spacious and modern three-bedroom family home Built by St. Modwen. Located within a sought-after modern development, this beautifully designed three-bedroom still benefits from an NHBC guarantee. The property has been tastefully enhanced by the current owners, offering a stylish interior, a landscaped south-facing rear garden, and off-street parking for two vehicles. Upon entering, you are welcomed by a bright and spacious hallway with high ceilings, modern décor, and practical space for coats and shoes. To the left, there is a cloakroom fitted with a low-level WC, washbasin, and chrome towel rail.

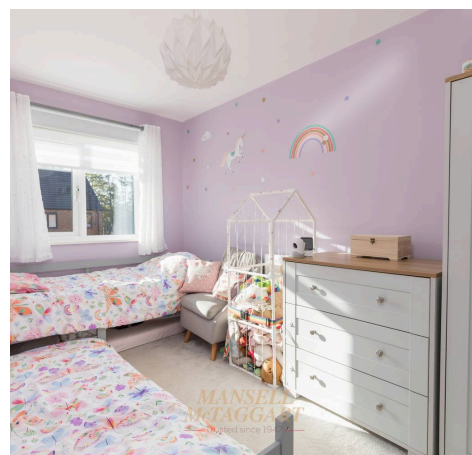
To the rear, the living/dining room enjoys abundant natural light through French doors that open directly onto the south-facing garden, creating a seamless flow between indoor and outdoor living. The room offers plenty of space for both a large sofa suite and a family dining table, making it an ideal setting for relaxing and entertaining. At the front of the home sits the contemporary fitted kitchen, designed with both style and practicality in mind. It features an attractive range of wall and base units, work surface, stainless steel sink, and integrated appliances including a gas hob, electric oven, and dishwasher.





There is also plumbing and space for a fridge/freezer and washing machine, while a window overlooking the front ensures the space is light and welcoming. Throughout the ground floor, the property has been upgraded with high-quality Karndean flooring, complementing the neutral décor and adding warmth and comfort to the living spaces. A turning staircase with fitted carpet leads to the first-floor landing, which provides access to the loft (part-boarded with loft ladder) and an airing cupboard offering practical storage.

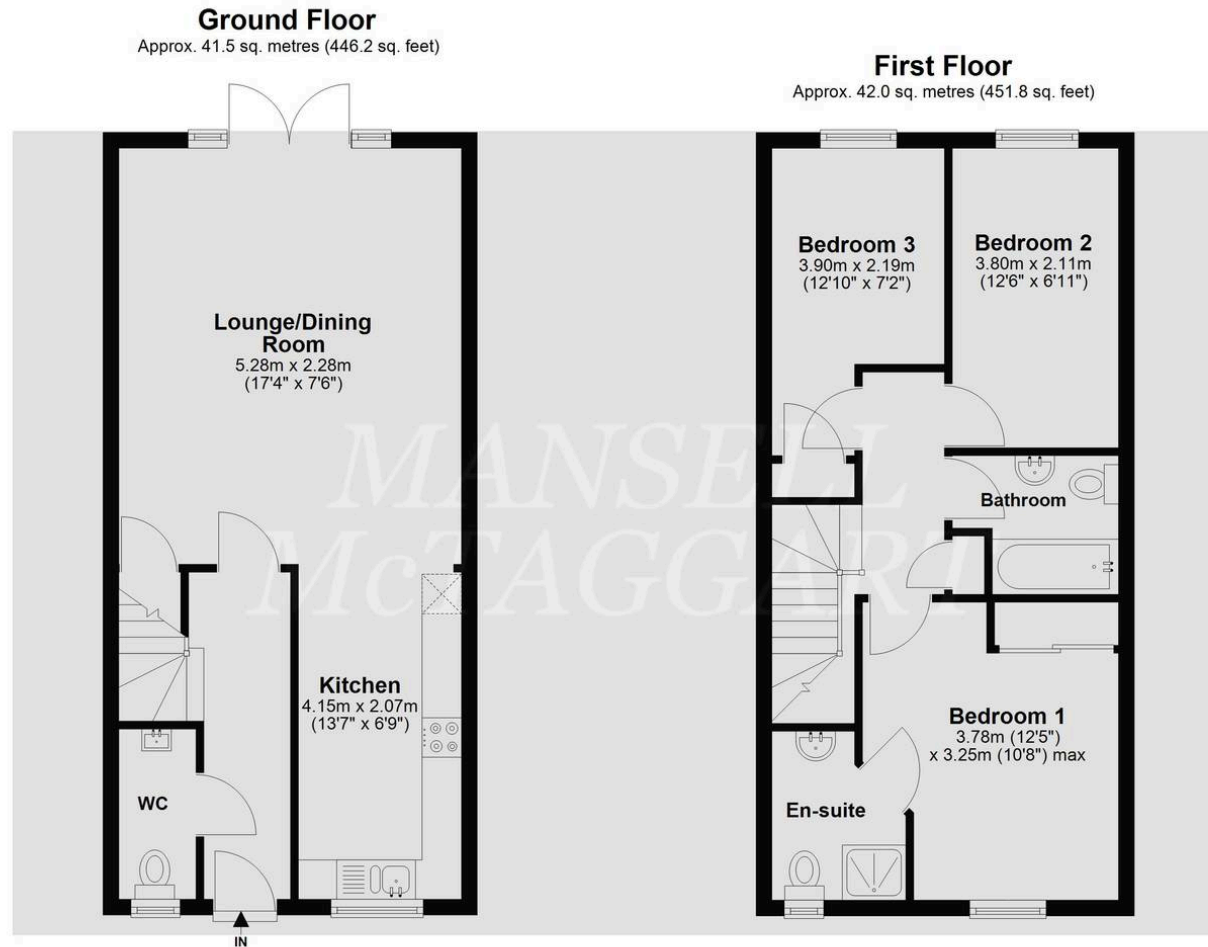
The master bedroom is a generous double, featuring fitted mirrored wardrobes and ample space for a king-size bed. The en-suite shower room is finished to a modern standard with grey tiling, a shower cubicle, a washbasin, a low-level WC, a shaver point, and an extractor fan. The second bedroom is another spacious double, comfortably accommodating a king-size bed and additional freestanding furniture. The third bedroom is also well-proportioned and includes a fitted wardrobe, making it suitable as a guest room, nursery, or home office. A modern family bathroom completes the upper floor, fitted with a panelled bath, washbasin with vanity storage, low-level WC, shaver point, extractor fan, and partly tiled walls for a clean, contemporary finish.



To the front, the property benefits from off-street parking for two vehicles. The rear garden is a real highlight — a beautifully landscaped, south-facing space designed for low maintenance and enjoyment throughout the seasons. It features a large patio area ideal for outdoor dining and entertaining, with the remainder laid to a well-kept lawn and bordered by timber fencing for privacy. There is also rear access for added convenience.

Agents Note

There is an Annual Service Charge of £400.00



Total area: approx. 83.4 sq. metres (898.0 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

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.