



Erica Way, Copthorne

£650,000





- Council Tax Band 'F' and EPC 'tbc'

An impressive and substantial four-bedroom detached family residence, positioned at the end of a peaceful cul-de-sac and occupying an exceptionally generous corner plot. The property offers superb kerb appeal, extensive parking, a double garage, and considerable potential for further enlargement, subject to the usual consents.

The property is accessed via an expansive, private driveway that can accommodate several vehicles with ease, making it ideal for families with multiple cars or visiting guests. The frontage is thoughtfully landscaped, with a shaped lawn to one side and a selection of mature shrubs, flowering borders, and low-maintenance planting that adds year-round interest. A pathway leads to the covered front entrance, while gated side access provides a convenient route to the garden.

Stepping through the front door, you enter a spacious and welcoming hallway with excellent natural light and a sense of openness. The hall features an oversized built-in storage cupboard designed to neatly house coats, shoes, and household essentials. The layout flows naturally into the principal living areas, enhancing both practicality and comfort.

Located at the front of the property, the dedicated study provides a quiet and private workspace. With room for a large freestanding desk, bookshelves, and additional office furniture, this room is perfect for hybrid workers or those running a home business.

The well-proportioned cloakroom includes a modern WC and a wash-hand basin with practical storage beneath. Finished with recessed spotlights and contemporary tiling, it offers a stylish and functional convenience for both residents and guests.





The double-aspect living room is one of the home's standout features. Generously sized and flooded with natural light, the room benefits from a striking pitched window that frames attractive views of the south-facing garden. The space easily accommodates multiple three-seater sofas, occasional chairs, and a full suite of freestanding furniture, making it ideal for both relaxed family time and more formal entertaining. Positioned at the rear of the home, the breakfast area features oversized floor tiles that enhance the sense of space and provide a cohesive flow into the adjoining kitchen. Bi-fold doors open directly into the conservatory—a part-brick, part-UPVC structure with panoramic garden views. This versatile room is perfect for dining, relaxation, or as an additional playroom, benefiting from excellent natural light throughout the day. The contemporary kitchen is fitted with sleek high-gloss wall and base units offering generous storage and easy maintenance. Integrated appliances include an electric oven, microwave, and dishwasher. The countertops provide ample workspace, and a window overlooking the garden ensures a pleasant backdrop while preparing meals. Oversized floor tiling, recessed spotlights, and clean modern lines contribute to a fresh, polished look. Adjacent to the kitchen is a practical utility room fitted with additional wall and base units, a sink unit, and plumbing/space for both a washing machine and tumble dryer. Durable oversized tiling continues here, and a door provides direct access into the double garage—ideal for unloading shopping or entering the home during inclement weather. There is underfloor heating throughout the downstairs.



The enormous double garage benefits from both lighting and power, making it suitable not only for vehicle storage but also for hobbies, a workshop, or conversion potential. The remote controlled roller garage door provides easy access from the driveway. The spacious and naturally bright landing allows access to all bedrooms and the family bathroom. It enhances the sense of airiness and flow throughout the upper level.

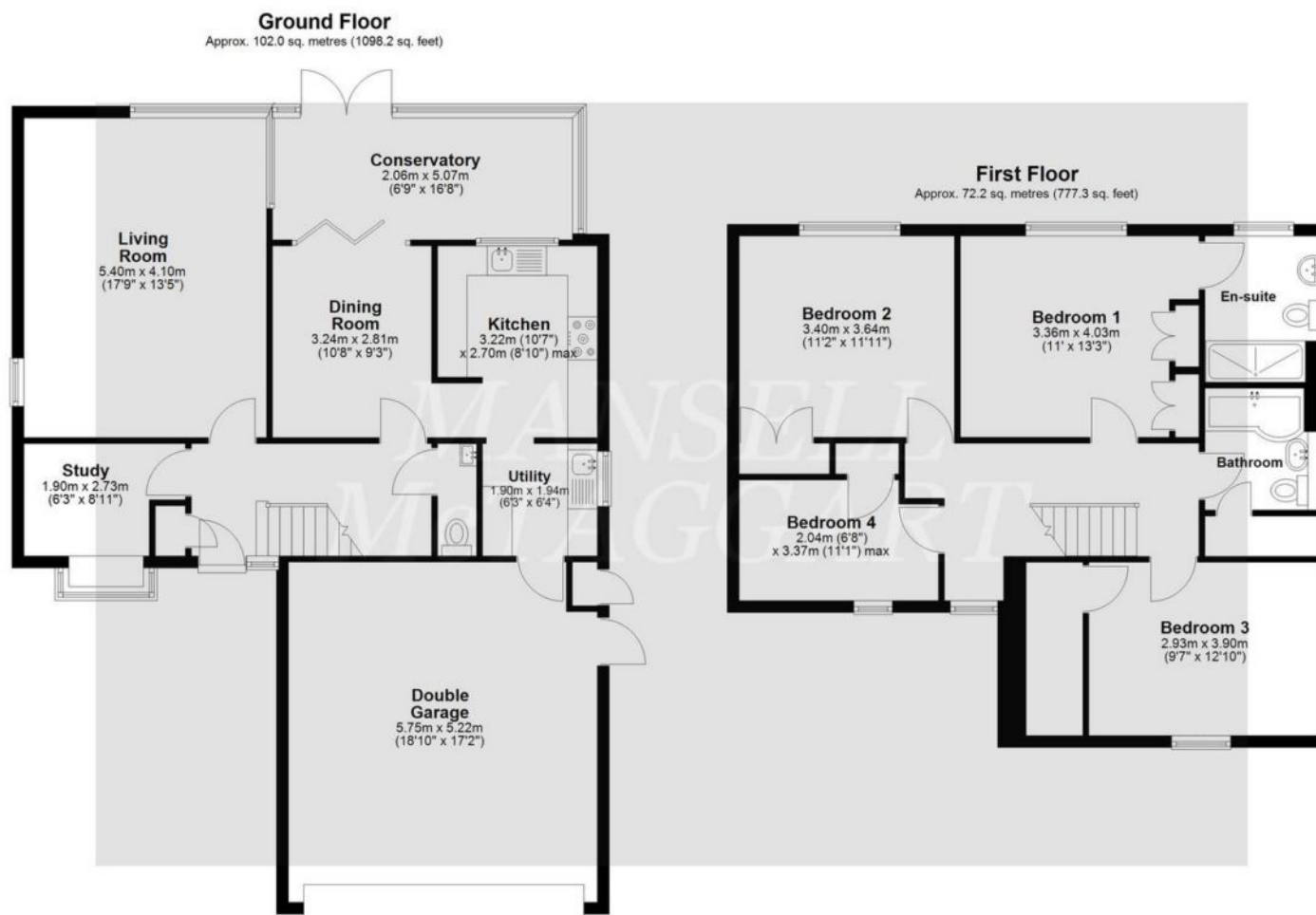
The generous main bedroom is positioned to enjoy a peaceful outlook and includes a complete run of fitted wardrobes. The private en-suite shower room features a double shower cubicle with a fountain power shower, a modern wash-hand basin with integrated storage, a WC, a heated towel rail, recessed spotlights, an extractor fan, and contemporary tiling. It provides a comfortable and stylish retreat for the homeowners. All three further bedrooms are notably well-proportioned and each features fitted wardrobes, maximising storage and usability. These rooms are ideal for children, guests, or additional home office space, offering flexibility to suit a variety of lifestyles. The modern family bathroom is beautifully appointed with a panelled bath fitted with a power shower, a sleek stone-effect basin with storage, WC recess, ceramic stone-effect tiling, recessed lighting, and an extractor fan. It offers a clean, contemporary feel with a practical, family-friendly design. One of the property's most impressive assets is the large south-facing rear garden. Accessed via side gates or through the conservatory, the garden is predominantly laid out as a well-maintained lawn, offering abundant space for children to play or for large outdoor gatherings. A raised decking area adjacent to the conservatory creates an ideal spot for al fresco dining or relaxing in the sun. The borders are generously planted with a wide selection of mature trees, shrubs, and perennials, providing colour, privacy, and structure. The fully enclosed garden offers both seclusion and the opportunity to further landscape or extend if desired.

Agents Note: Living room and kitchen blinds have Wi-Fi controlled electric blinds. Living room also has Wi-Fi controlled lighting.









Total area: approx. 174.2 sq. metres (1875.5 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.