



**Gibby Road, Copthorne**  
Guide Price £500,000 – £525,000

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- An attractive and well-designed three-bedroom two-bathroom detached family Home built by Taylor Wimpey in 2022 to their popular Ardale design
- Spacious entrance hall -Triple aspect open plan kitchen/dining room with integrated appliances- Cloakroom-Double aspect sitting room
- Master bedroom with en-suite shower two further good-size bedrooms, one with fitted wardrobes, Family bathroom
- Off-street parking for two cars-Landscape south-facing rear garden
- Upgrades include Amtico luxury vinyl flooring, granite composite work surfaces, repainted, and bespoke fitted shutters
- Council Tax Band 'E' and EPC 'B'

A beautifully presented and thoughtfully designed three-bedroom, two-bathroom detached family home, built by Taylor Wimpey in 2022 to their highly regarded *Ardale* design. One of only five of its kind on the popular Heathy Wood development, this property offers generous living space, quality upgrades, and a desirable south-facing landscaped rear garden.

From the moment you step into the entrance hall, there is an immediate sense of light and space, with a useful storage cupboard and access to all ground-floor rooms. The cloakroom has been stylishly upgraded with panelling and repainting, and comprises a low-level WC, wash hand basin, partial tiling, and extractor fan.

The sitting room is larger than standard and enjoys a dual aspect, with patio doors opening onto the rear garden. It offers ample space for sofas and additional freestanding furniture.





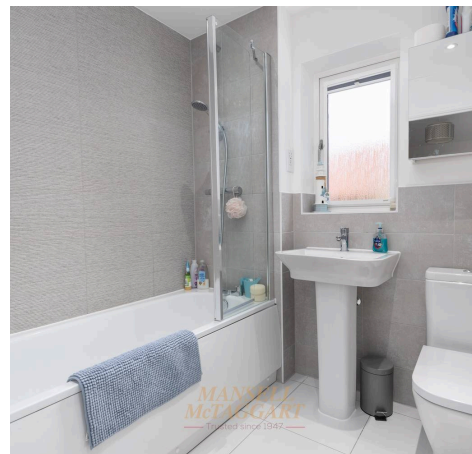
The kitchen/dining room is a particular highlight, featuring a triple aspect and an attractive range of wall and base units, composite granite work surfaces, and a sink unit. Integrated appliances include a dishwasher, double oven, and microwave, with space and plumbing for a washing machine and an integrated fridge freezer. There is also plenty of space for a six-seater dining table, making it ideal for family living and entertaining.

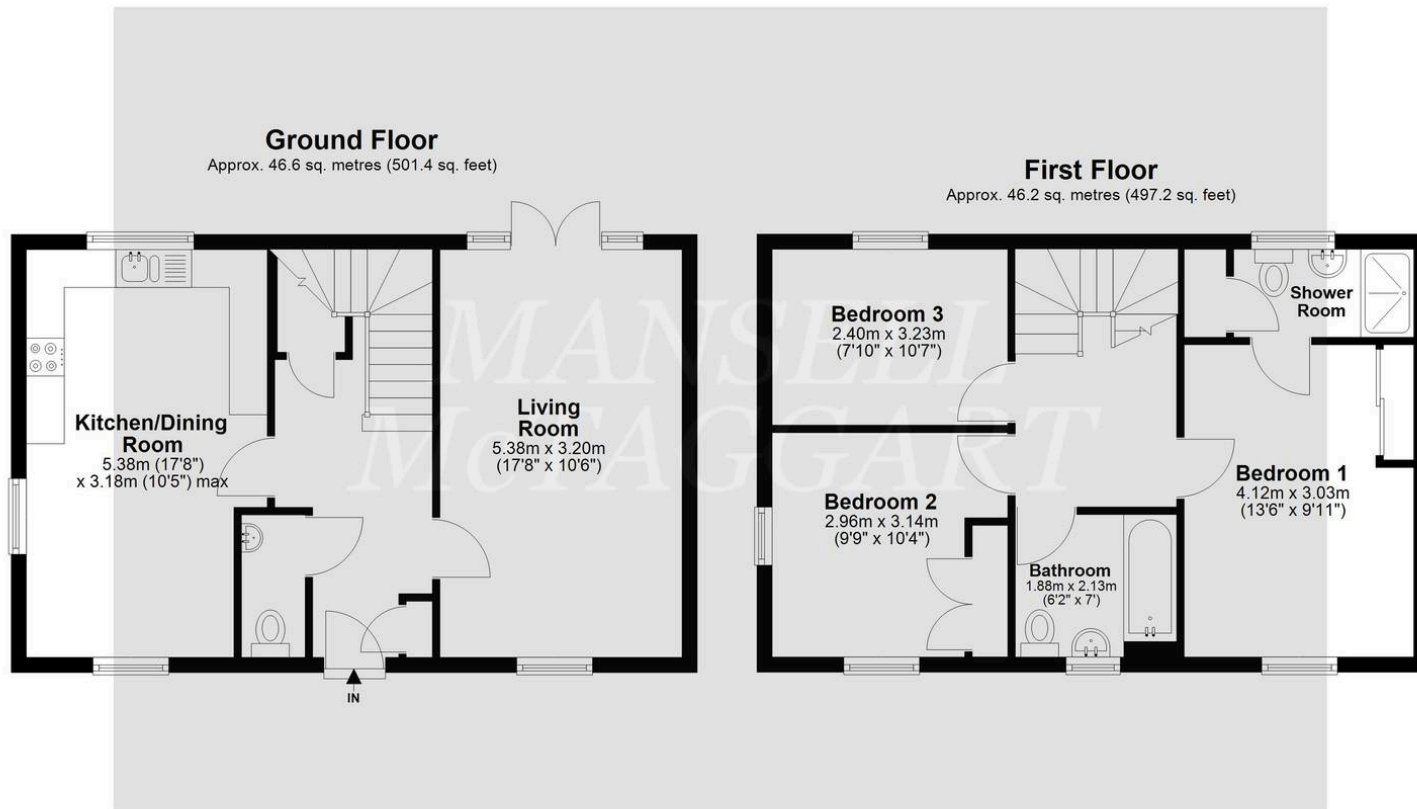
Upstairs, the landing is bright and airy, with access to a boarded loft. The principal bedroom is a well-proportioned double, complete with an en-suite shower room featuring a shower cubicle with rainfall shower, WC, wash hand basin, partially tiled walls, recessed spotlights, and an extractor fan. There are two further bedrooms, one of which benefits from fitted wardrobes, alongside a modern family bathroom comprising a panel-enclosed bath with shower screen, WC, wash hand basin, recessed spotlights, and partial tiling.

Outside, the property boasts an attractive and well-landscaped south-facing garden, enclosed by a combination of walling and fencing. A patio area adjoins the rear of the property, with the remainder laid to lawn and complemented by well-stocked flower beds. A gate provides access to private parking for two vehicles.

#### Agents Note

There is an annual service charge of £360.00. This information should be confirmed by your solicitor.





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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