



Heather Close, Copthorne

Guide Price £370,000 – £380,000

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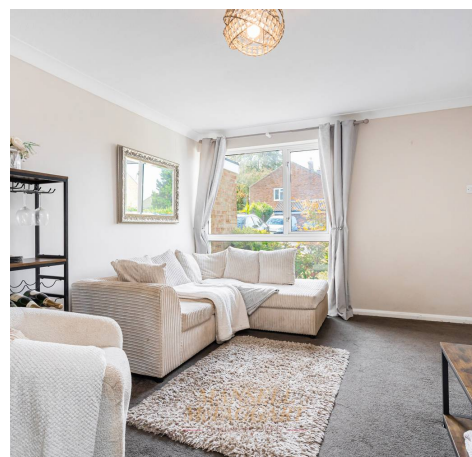


- Three-bedroom mid-terraced house in a popular residential location in Copthorne village
- Bright dual-aspect living/dining room
- Modern gallery-style kitchen with practical storage
- Three well-proportioned bedrooms upstairs - Modern family bathroom
- East-facing rear garden, ideal for outdoor dining and relaxing
- Potential to extend to the rear, subject to the necessary planning permissions
- Benefits from gas central heating and double glazing
- Conveniently located close to village amenities, local schools and transport links
- Council Tax Band 'D' and EPC 'C'

A well-designed and spacious three-bedroom terraced family home, situated in a quiet cul-de-sac location, with potential for off-street parking, subject to the necessary planning permissions.

Approaching the property, a footpath leads to the entrance canopy, which benefits from a useful storage cupboard and is flanked by a lawned area with attractive shrub and flower beds.

The spacious entrance hall provides ample room for coats and shoes. To the right is a bright and airy living/dining room, offering plenty of space for freestanding furniture and two-seater sofas, together with a dining area suitable for a four-person dining table. Patio doors provide an attractive outlook over, and access to, the landscaped rear garden.

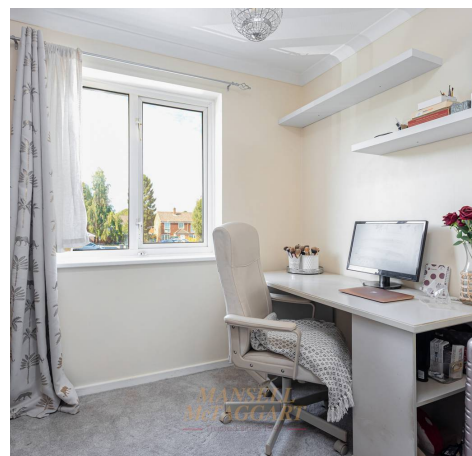




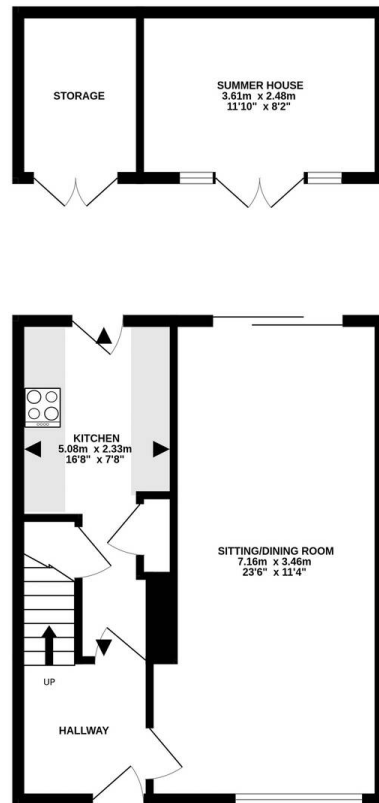
The kitchen, located to the rear of the property, is fitted with an extensive range of wall and base units, complemented by a rear-facing window. Appliances and provisions include an integrated ceramic hob and electric oven, plumbing and space for a washing machine, and space for a fridge/freezer. A door provides direct access to the rear garden.

Stairs from the entrance hall lead to the first-floor landing, where there is access to the loft and a useful storage cupboard. There are two good-sized double bedrooms, both benefiting from fitted wardrobes and ample space for king-size beds. A further single bedroom is also of a good size.

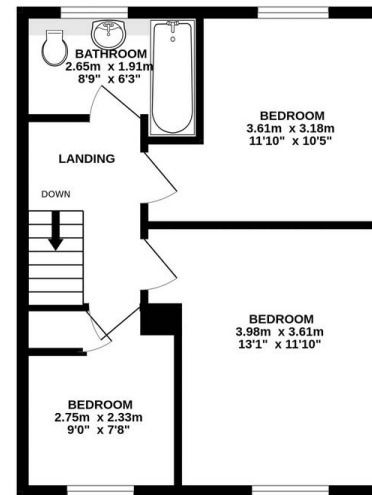
The rear garden features an elevated decking area adjoining the rear of the property, with the remainder laid mainly to lawn and complemented by attractive shrub and flower beds to two sides. A large garden shed provides useful and versatile additional storage or potential workspace.



GROUND FLOOR
51.9 sq.m. (559 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



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— TOTAL FLOOR AREA: 90.7 sq.m. (976 sq.ft.) approx.
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