The Meadow, Copthorne

Guide Price **£450,000 - £460,000**

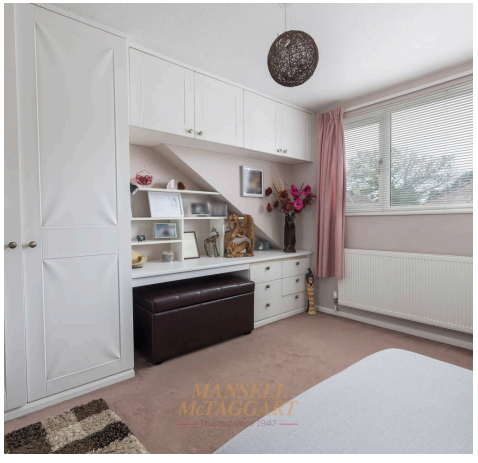
MANSELL McTAGGART
Trusted since 1947

- Impressive, redesigned and extended three-bedroom chalet-style bungalow -Quiet and desirable village location in popular Copthorne
- Well-presented and versatile accommodation arranged over two floors
- Spacious living room and separate dining room; modern fitted kitchen; ground-floor bedroom and bathroom
- Two further first-floor bedrooms; block-paved driveway providing off-road parking for two vehicles
- Gated access to additional parking and garage. Garage currently converted to a versatile music studio
- Attractive landscaped front and rear gardens -Excellent outdoor space with scope for a variety of uses
- Council Tax Band 'E' and EPC 'D'

An attractive and substantially improved three-bedroom chalet-style bungalow, ideally situated within a peaceful cul-de-sac and conveniently located within a short walk of Copthorne village.

The property offers well-planned and versatile accommodation arranged over two floors, combining comfortable living space with a number of useful features and an attractive landscaped rear garden.

The property is approached via a profile-block paved driveway, with lawn frontage complemented by established shrubs and well-maintained flowerbeds. A double entrance gate provides access to additional off-road parking and the front entrance. The accommodation begins with an entrance porch leading into a welcoming entrance hall, providing access to the principal ground-floor rooms.



The modern fitted kitchen is well equipped with an extensive range of wall and base-level units, complemented by work surfaces and a ceramic sink. There is plumbing and space for a dishwasher and washing machine, together with an integrated gas hob and electric oven.

The spacious and naturally light living room provides a comfortable reception space with ample room for a range of sofas and freestanding furniture.

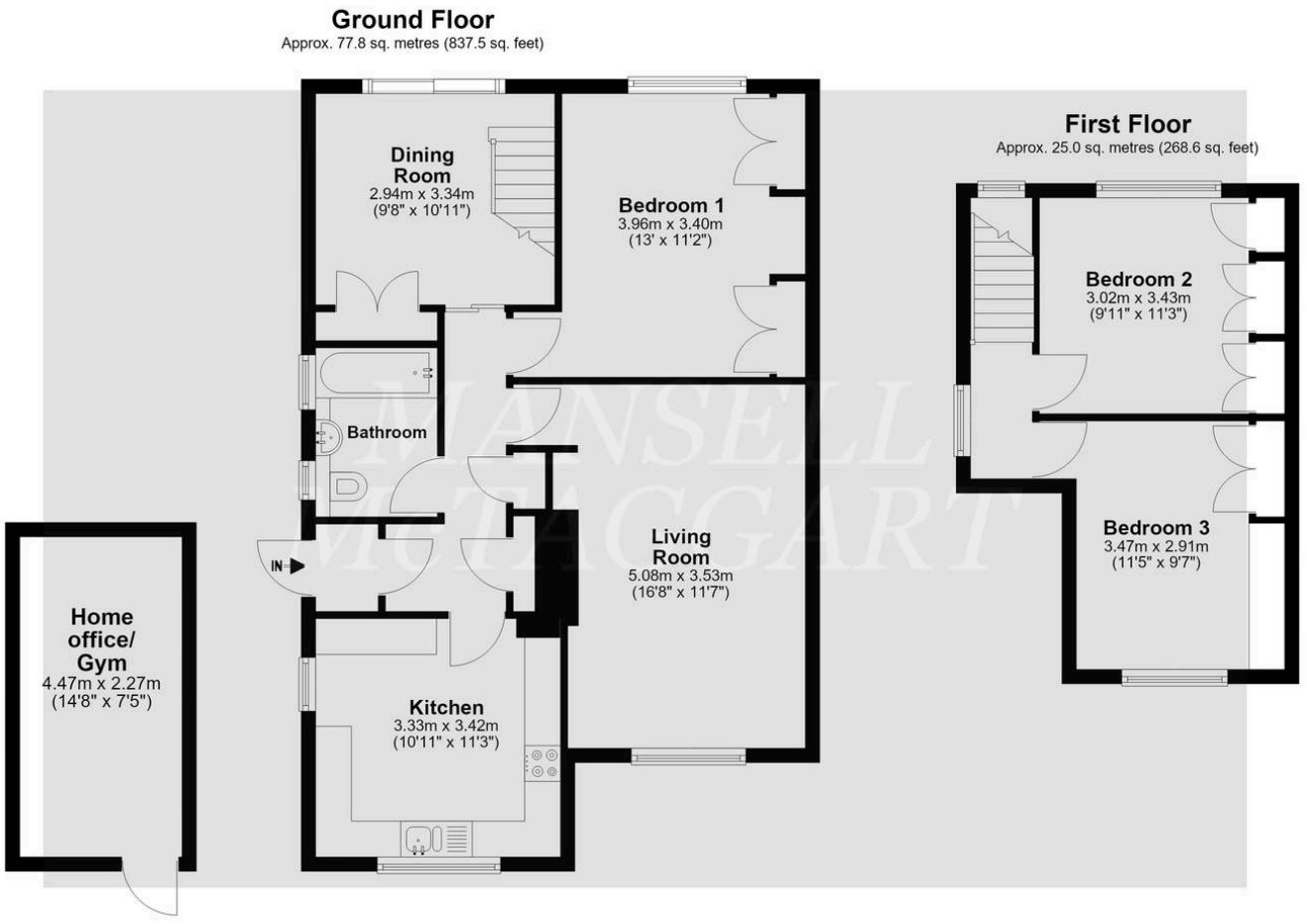
The property further benefits from a family bathroom, fitted with a panel bath with shower over, wash hand basin, low level WC and useful built-in storage.

To the rear of the ground floor is the dining room, which provides an excellent area for formal or informal dining and features patio doors opening onto the rear garden. Stairs rise to the first floor, where there are two further well-proportioned and naturally light bedrooms, both benefiting from useful storage cupboards.

Outside

The rear garden has been attractively landscaped and offers a good combination of patio, lawn and established planting. From the patio, steps lead up to a lawned area, surrounded by mature shrubs and well-stocked flowerbeds. The garden is enclosed by wooden panel fencing, creating a private and pleasant outdoor space.

The property also benefits from a garage which has been converted to provide a dedicated music studio, offering an excellent and versatile additional space suitable for a variety of uses, subject to any necessary consents.



Total area: approx. 102.8 sq. metres (1106.2 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.