Lamin Way, Copthorne

£475,000

MANSELL McTAGGART
Trusted since 1947

- CHAIN FREE
- 3 bedroom detached property
- Popular location with excellent motorway links
- South facing garden
- En-suite with family shower room
- Driveway for two cars and detached garage with EV charging point - Ample visitor parking
- 6 years remaining on NHBC guarantee
- Ready to move into home
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'E' and EPC 'B'

CHAIN FREE - Mansell McTaggart are excited to present this beautifully designed 3 bedroom detached KIA home, located in the highly sought-after Heathy Wood Estate, on the outskirts of the charming Copthorne Village.

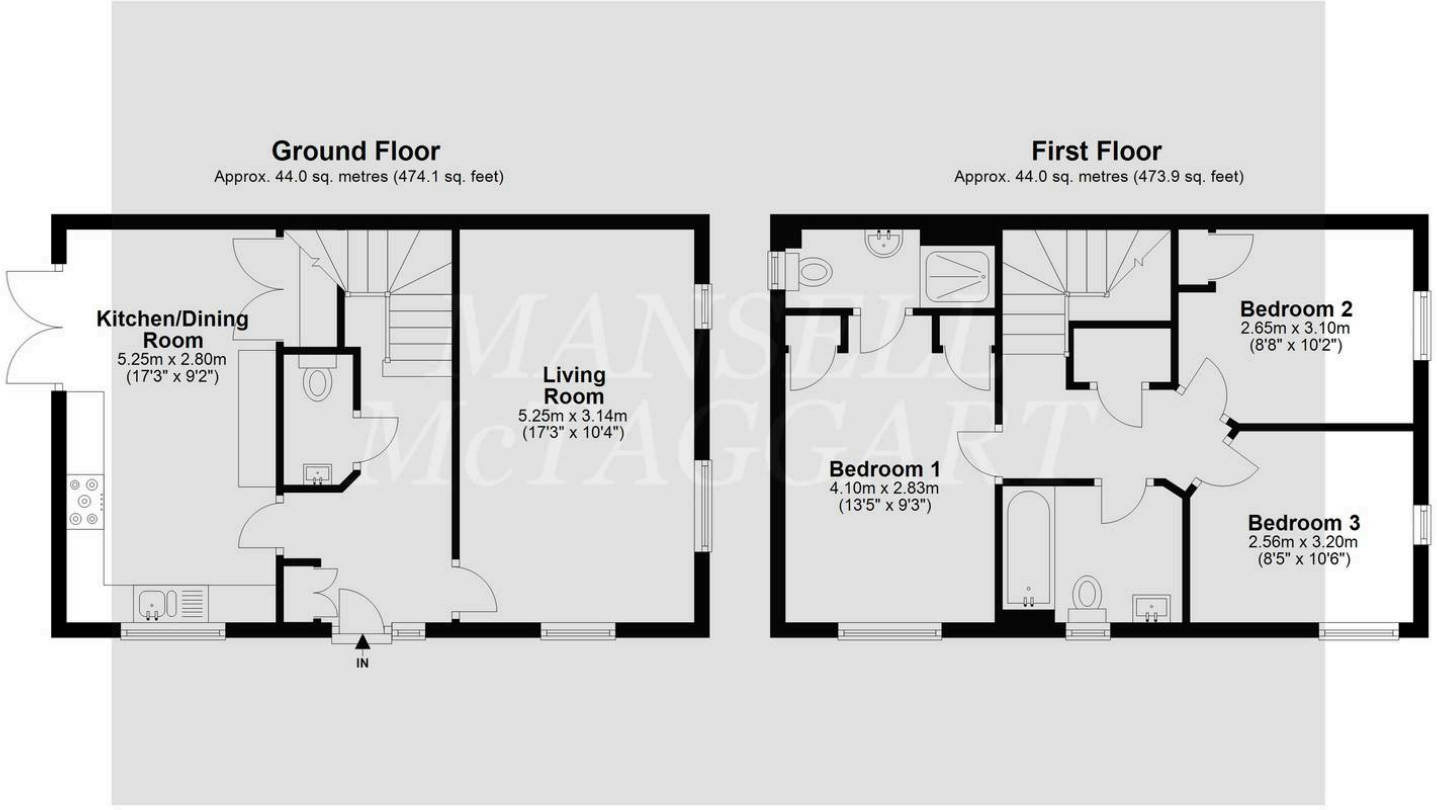
As you step inside, you are welcomed by a spacious hallway that provides easy access to a convenient downstairs WC. To the left, you will find a contemporary kitchen/diner featuring high-gloss units and integrated appliances, including a dishwasher, fridge/freezer, oven, and hob. French doors lead out to a delightful south-facing garden, where there is ample space to enjoy al fresco dining. Additionally, a cleverly designed utility cupboard offers space for laundry appliances, complete with shelving that can also serve as a handy larder. Moving further into the property, the well-proportioned living room is bathed in natural light thanks to large windows that offer a bright and airy ambiance. The room also features an electric fireplace, creating a cosy setting for those chilly evenings.

Upstairs, you will discover three generously sized bedrooms, along with a stylish family bathroom. The master bedroom is a comfortable double, offering built-in storage and an en-suite shower room. The front-facing windows provide a pleasant outlook, adding to the rooms appeal. Bedrooms 2 and 3 are also of good size, with bedroom 2 benefiting from fitted wardrobes. The modern family shower room features a shower, WC, sink basin, ample storage, and a heated towel rail for added comfort.

Externally, the property enjoys a beautiful south-facing garden, perfect for outdoor living. The garden is split between a patio area and lawn, with a Pergola fitted onto the patio, complete with an attachable shade – ideal for sunny days. The garden has been thoughtfully landscaped for easy maintenance. A rear gate leads directly onto the driveway and the garage, providing parking for two cars, along with an electric car charging point for added convenience.

This home offers the ideal balance of contemporary living and outdoor space, making it a perfect choice for family life.

Viewings are highly recommended to fully appreciate this wonderful property.



Total area: approx. 88.1 sq. metres (948.0 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

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