



**Connells**

Erica Way  
Cophorne



## Property Description

Located in a stunning cul-de-sac in the desirable village of Cophthorne. This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation over two floors, ideal for modern family living.

Inside, the home features a spacious lounge perfect for relaxing or entertaining, and a stylish kitchen/diner with integrated appliances, providing a central hub for the whole family. A separate utility room adds practicality, along with a convenient ground floor cloakroom.

Upstairs, there are four bedrooms, two generous doubles and two good sized singles, with three bedrooms benefiting from built-in-wardrobes. The first floor is completed by a newly fitted shower room, finished to a high standard.

Set on a corner plot, the property boasts a landscaped south-facing private rear garden with mature shrubs, as well as a double garage and ample off-road parking for two cars.

Early viewing is highly recommended.

## Entrance Hall

Double glazed door to the front, under stairs cupboard, wooden flooring, radiator, and carpeted stairs to the first floor.

## Cloakroom

Frosted double glazed window to the front, low level W.C., vanity hand wash basin with storage under. part tiled walls, and wooden flooring.

## Lounge

17' 3" x 13' 6" ( 5.26m x 4.11m )

Double glazed picture window to the front, double glazed patio sliding doors to the rear, and two radiators.

## Kitchen/Dining Area

17' 6" max x 18' 2" ( 5.33m max x 5.54m )

Fitted kitchen with a range of grey high-gloss base and eye-level units, one-and-a-half bowl stainless steel sink with mix tap, boiling water tap and drainer, work surfaces surrounding with splashback, eye-level integrated electric double oven, induction hob with stainless steel cooker hood over, integrated dishwasher, space for American style fridge/freezer, space for dining table. Double glazed window to rear, double glazed window to the side, and double glazed sliding patio doors to the rear, radiator, and wooden flooring.

## Utility Room

Double glazed window to the side, base grey high-gloss unit, work surface, space and plumbing for washing machine, cupboard

housing the wall mounted boiler in cupboard, wooden flooring, and double glazed pedestrian door to the front.

## Landing

Double glazed window to the side, and double glazed window as you ascend the stairs, and airing cupboard housing the water tank.

## Bedroom One

11' 1" x 13' 4" ( 3.38m x 4.06m )

Double glazed window to the rear, built-in wardrobe, radiator, and fan lighting.

## Bedroom Two

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed window to the rear, built-in wardrobe, radiator, and loft access.

## Bedroom Three

11' 1" x 8' max ( 3.38m x 2.44m max )

Double glazed window to the rear, built-in wardrobe, and radiator.

## Bedroom Four

10' 4" x 6' 6" ( 3.15m x 1.98m )

Double glazed window to the front, and radiator.

## Shower Room

Newly fitted shower room comprising: double walk-in shower with rainfall and hand shower attachment, vanity hand wash basin with storage under, low level W.C, chrome 'ladder' style towel radiator, and tiled walls. Frosted double glazed window to the front.

## Double Garage

16' 9" x 17' 3" ( 5.11m x 5.26m )

Electric door to the front, space and plumbing for tumble dryer, 7kw EV charging point, and lighting.

## Front Garden

Driveway to the front with parking for two cars, access to the garage, area laid to lawn, hedge borders, and gate to the side accessing the rear garden.

## Rear Garden

Beautiful South facing landscaped rear garden. Patio area the width of the property, area laid to lawn, wall borders, and mature shrubs surrounding. Shed, and side gate accessing the front garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01342 717 727**  
**E [copthorne@connells.co.uk](mailto:copthorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

**directions to this property:**

From our office in Copthorne Bank turn left and at the junction of Brookhill Road turn left again. Proceed along Brookhill Road taking the first turning on the right into West Way. Then turn left onto Brookside, then leading into Bridgelands. Take the first left onto Erica Way, after a short distance the property will be found on the left-hand side.

EPC Rating: C    Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/COP404227](http://connells.co.uk/Property/COP404227)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COP404227 - 0007