



Connells

Calluna Drive  
Cophorne



## Property Description

GUIDE PRICE of £550,000-£575,000  
Beautifully presented and extended, this impressive three-bedroom detached home offers space and versatile accommodation throughout.

Upon entering, you are welcomed by a useful porch leading into a bright and airy living/dining room. The property boasts a stunning fitted kitchen complete with integrated appliances, as well as an additional reception room which enjoys views over the rear garden. Further ground floor benefits include a utility area, cloakroom, and access to useful storage at the front of the property.

Upstairs, the property features a generous principal bedroom with built-in-wardrobes and an en-suite, alongside two further double bedrooms and a modern family bathroom.

Externally the rear garden is a highlight, offering a large patio, with a powered summer house at the rear providing flexible multi-use space. To the front of the property there is driveway parking for two cars.

This house is ideally situated in a desirable village location, offered in a peaceful location while remaining within easy reach of Crawley and East Grinstead towns, providing excellent access to a range of amenities and transport links.

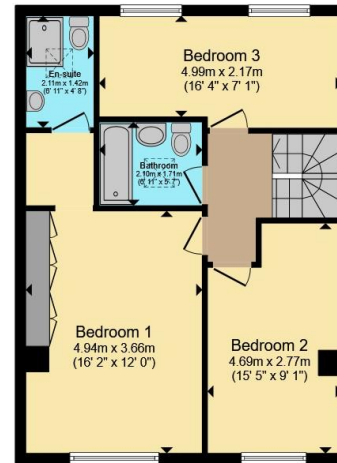








**Ground Floor**



**First Floor**

Total floor area 140.7 m<sup>2</sup> (1,514 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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4 Copthorne Bank  
COPTHORNE RH10 3QX

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/COP404384](http://connells.co.uk/Property/COP404384)**



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