



Roffeys Close, Copthorne

Guide Price £480,000 – £500,000

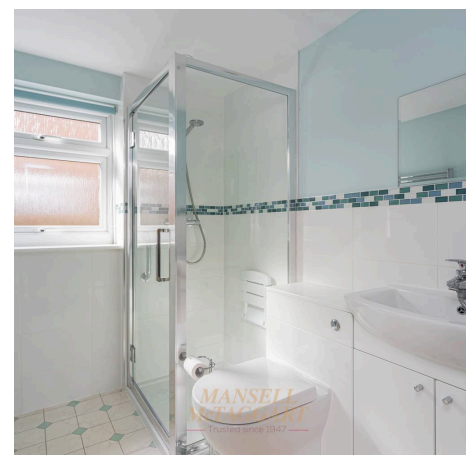
**MANSELL
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- An impressive and redesigned 3/4-bedroom semi-detached family home situated in this quiet cul-de-sac location
- Entrance hall-Downstairs playroom/bedroom four- Cloakroom/shower room
- Light and airy living room/dining room with patio doors overlooking the attractive landscaped garden - Kitchen
- Three good-sized double bedrooms- family bathroom-Separate WC
- Large frontage providing private parking with access to an attractive landscaped garden overlooking fields beyond
- Scope for further enlargement/loft conversion, subject to planning
- The property is in need of a small amount of updating
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'E' and EPC 'D'

An impressive and spacious three/four-bedroom semi-detached family home, ideally positioned within a sought-after and quiet cul-de-sac in the heart of Copthorne Village.



The property is approached via a private block-paved driveway, offering convenient off-road parking. The property needs a small amount of modernisation. The front door opens into a light and airy entrance hall, with ample space to the left for coats and shoes. From here, there is access to a versatile converted room which could serve as a fourth bedroom, playroom, or home office.



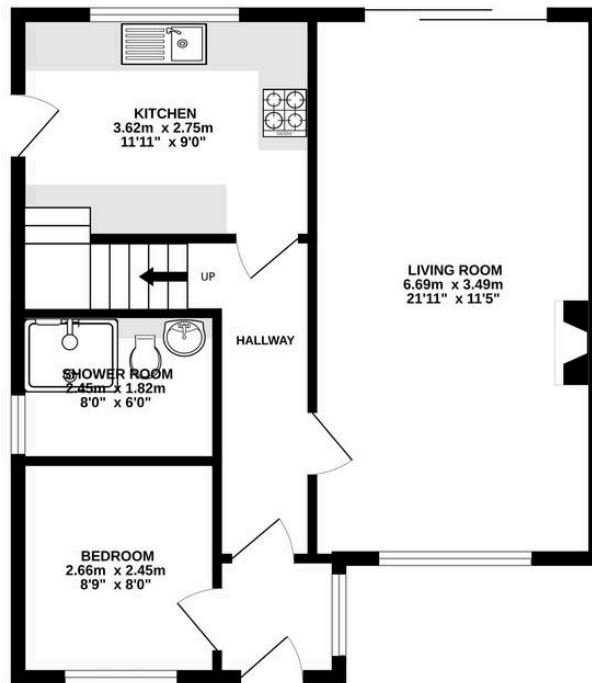
The cloakroom/shower room is fitted with a shower cubicle, WC, and wash hand basin with storage beneath, complemented by part-tiled walls and a frosted side window allowing natural light while maintaining privacy. To the right of the property, the generous living and dining areas provide excellent entertaining space. There is ample room for sofas, freestanding furniture, and a six-seater dining table. Patio doors open out to the attractive rear garden and enjoy pleasant views over open fields beyond. The kitchen, which also benefits from direct access to the garden, is fitted with a range of wall and base units, work surfaces, and a sink unit. Integrated appliances include a gas hob and electric oven, with additional space and plumbing for a washing machine and space for a fridge/freezer.

Stairs rise from the entrance hall to the first-floor landing, where there are three well-proportioned double bedrooms, each offering space for a king-size bed and accompanying furniture. The family bathroom is fitted with a panel-enclosed bath, wash hand basin with storage beneath, and part-tiled walls. There is also a separate WC with a side window.

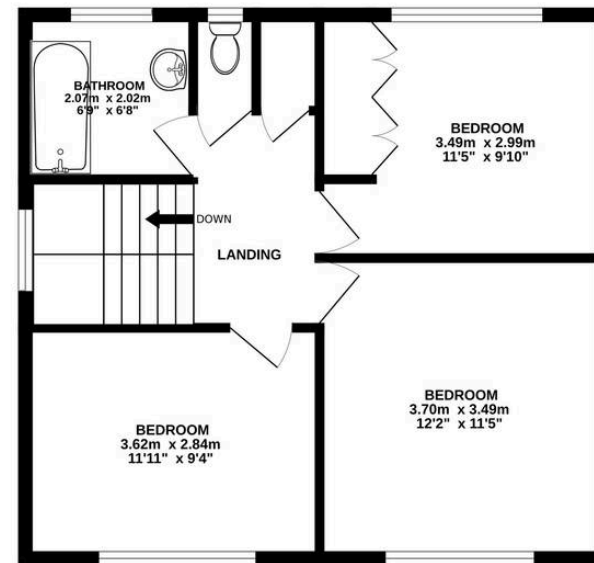
Outside, side access leads to the rear garden, where a patio adjoins the rear of the property, ideal for outdoor dining. The remainder is laid to lawn, bordered by attractive shrub and flower beds to two sides. The garden is fully enclosed and enjoys an open aspect overlooking fields to the rear.



GROUND FLOOR
52.9 sq.m. (569 sq.ft.) approx.



1ST FLOOR
47.5 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA : 100.4 sq.m. (1081 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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