



Erica Way, Copthorne

Guide Price £580,000 – £620,000

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- A well-designed and spacious four-bedroom detached family home set back off the main road
- Located on a corner plot with parking for three cars and a double detached garage with light and power
- Entrance hall-Cloakroom-Study- Kitchen/dining room- Utility room
- Master bedroom with en-suite shower room, three further bedrooms and a family bathroom
- Side access to an attractive east-facing rear garden
- Council Tax Band 'F' and EPC 'D'

A generously proportioned and thoughtfully designed four-bedroom detached family home, set back from the main road in a private position, with a wide driveway offering parking for several vehicles and access to a detached double garage.

Stepping through the half-glazed front door, you are greeted by a bright, welcoming entrance hall, filled with natural light and giving an immediate sense of space. To the right, a versatile study/home office enjoys a front-facing view – perfect for working from home or as a quiet reading room. The cloakroom, fitted with a WC, wash hand basin, and tasteful tiling, is conveniently positioned for guests.

At the rear of the house, the living room is an inviting and comfortable space, enhanced by a large picture window that frames views of the garden. With ample room for two large sofas and additional freestanding furniture, this is the ideal spot for relaxed evenings or social gatherings.



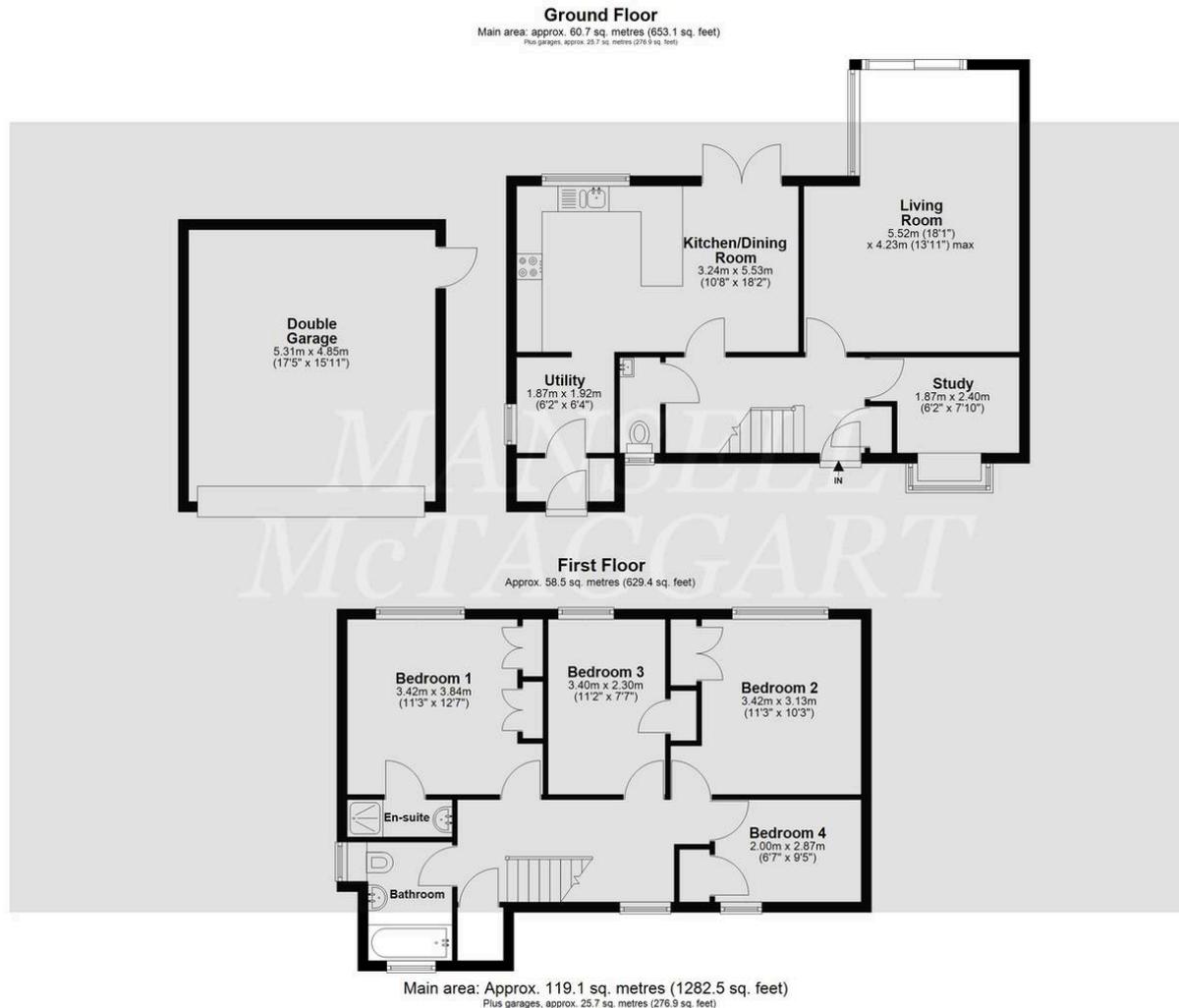


The kitchen/dining room is equally impressive – a sociable and practical space designed for modern family living. Fitted with an attractive range of wall and base units, it includes a sink with work surfaces over, a breakfast bar for casual dining, an integrated double oven, a gas hob, and a dishwasher. The combination of part-ceramic tile and part-laminate flooring adds texture and style, while there is space for a six-seater dining table. Patio doors lead directly to the garden. A utility room provides extra storage and appliance space, with room for a fridge/freezer and washing machine, and a door leading directly to the driveway – ideal for bringing in shopping or muddy boots without going through the main living space.

Upstairs, the main bedroom is a generously sized double, flooded with light from large windows and complete with fitted wardrobes. The ensuite shower room features a shower cubicle, and a wash hand basin. There are three further well-proportioned bedrooms, each offering comfortable accommodation, with a mix of fitted wardrobes and space for freestanding furniture. The family bathroom is beautifully styled with a panel bath and Victorian-style mixer tap with shower attachment, a pedestal wash hand basin, low-level WC, heated towel rail, recessed spotlights, and part tiling for a timeless finish.



Outside, the property continues to impress. The detached double garage, equipped with light and power, sits to the front, alongside a spacious driveway that provides parking for multiple vehicles. A gated side path leads to the east-facing rear garden, which enjoys morning and early afternoon sunshine. The garden features a paved patio area directly behind the house, perfect for outdoor dining or morning coffee, with the remainder laid to lawn and enclosed by wooden panel fencing for privacy and security.



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.

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