



Roffeys Close, Copthorne

Guide Price £690,000 - £710,000

**MANSELL
McTAGGART**
Trusted since 1947





- Council Tax Band 'E' and EPC 'D'

A beautifully extended and redesigned 3/4 bedroom detached chalet bungalow, located in a quiet cul-de-sac, this attractive and well-designed property has been thoughtfully extended and modernised over the years to provide spacious, flexible accommodation ideal for modern family living.

The property is approached via a generous in-and-out block-paved driveway, offering ample parking and framed by mature shrub borders.

Upon entering, you are welcomed by a spacious and bright entrance hall, with plenty of room for coats and shoes, as well as a large under-stairs storage cupboard.

The living room is situated at the front of the property. It features an attractive bay window, exposed feature brick fireplace, and a cast iron wood burner—creating a cosy yet elegant space. There's ample room for two large sofas and free standing furniture, off the hallway, you'll find a modern ground-floor shower room with a shower cubicle, a low-level WC, and a pedestal wash basin—partly tiled for a clean finish. Adjacent is a well-proportioned double bedroom with space for a king-size bed and freestanding furniture. This room could easily be linked to the shower room to create an en-suite, if desired.

At the heart of the home is a stunning open-plan kitchen, dining, and snug area. This contemporary space is fitted with a range of stylish wall and base units, premium worktops, integrated appliances (including double ovens, induction hob, cooker hood, fridge/freezer, and dishwasher), and a central island with breakfast seating for four. The area also offers space for a dining table and casual seating, with bi-fold doors opening out to the garden—perfect for entertaining.





A separate utility room offers additional wall and base units, a sink, and space for a washing machine, with direct access to the garden.

There is also a further reception room that could be used as a home office or a fourth bedroom, with windows overlooking the front and side aspects.

First Floor:

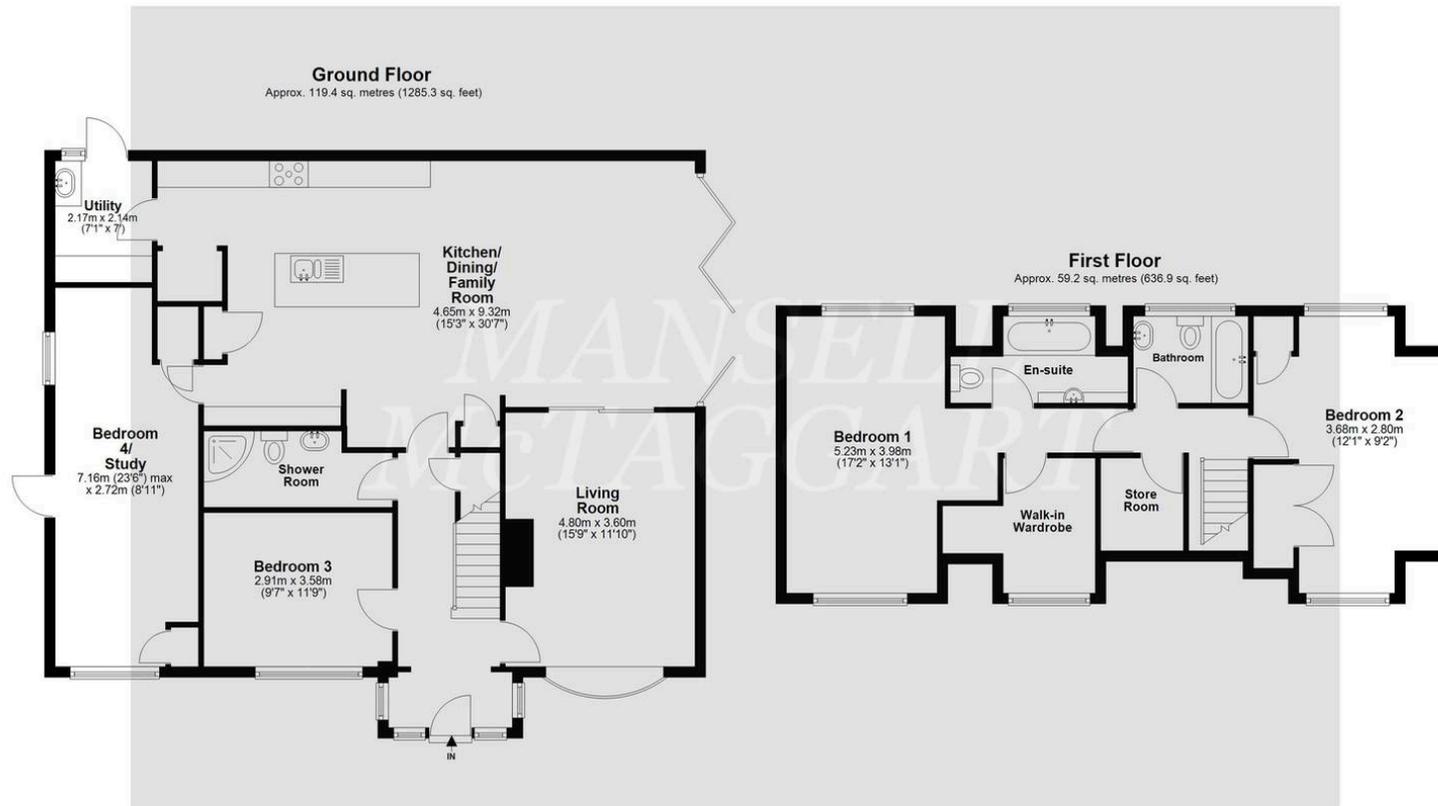
Upstairs, you'll find two generously sized bedrooms. The main bedroom benefits from its en-suite bathroom, featuring a panelled bath, WC, wash basin, heated towel rail, and part-tiled walls. It also boasts a walk-in dressing room.

A further bathroom serves the second upstairs bedroom and could easily be converted into a private en-suite with bedroom two all bedrooms have windows facing the front and rear respectively.

Outside:

The rear garden is beautifully landscaped and wraps around two sides of the property. It features a large patio area, ideal for entertaining, along with a section of artificial lawn and a bespoke garden bar, creating a perfect space for social gatherings. Mature hedging provides excellent privacy, and the overall garden design is both low-maintenance and stylish.





Total area: approx. 178.6 sq. metres (1922.3 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

The Post House Brookhill Road, Copthorne - RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.