



Kitsmead, Copthorne

Guide Price £500,000 – £525,000

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- A well-designed and spacious 3/4 bedroom detached house
- Situated on a good-sized corner plot with enormous scope for further enlargement (STPP)
- Large frontage providing parking for numerous vehicles
- Entrance hall- Cloakroom- Family room/bedroom 4
- Kitchen with integrated appliances-Open plan living/dining room
- Three good-sized bedrooms - Family shower room
- Large double timber garage with attractive west-facing rear garden
- No chain
- Council Tax Band 'E' and EPC 'D'

A well-designed and spacious 3/4 bedroom detached family home situated on a good-sized corner plot with enormous scope for further enlargement, subject to planning. The property boasts a wide frontage, offering parking for several vehicles.

Double gates provide access to additional parking, where there is a detached timber-built garage equipped with light and power, giving access to the rear garden.

The front hall has a door to the front and plenty of space for shoes and coats. The downstairs family room is a good size and could be used as a bedroom if needed. There is a downstairs cloakroom with WC, wash hand basin with storage under and heated towel rail.

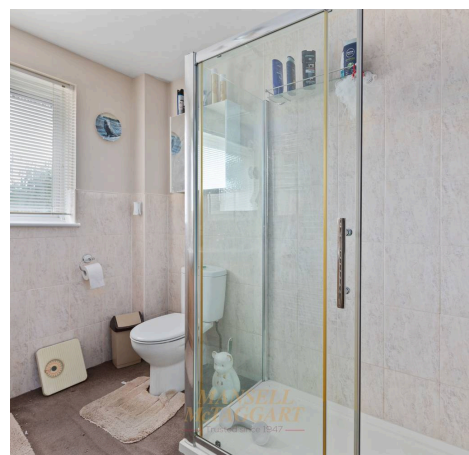


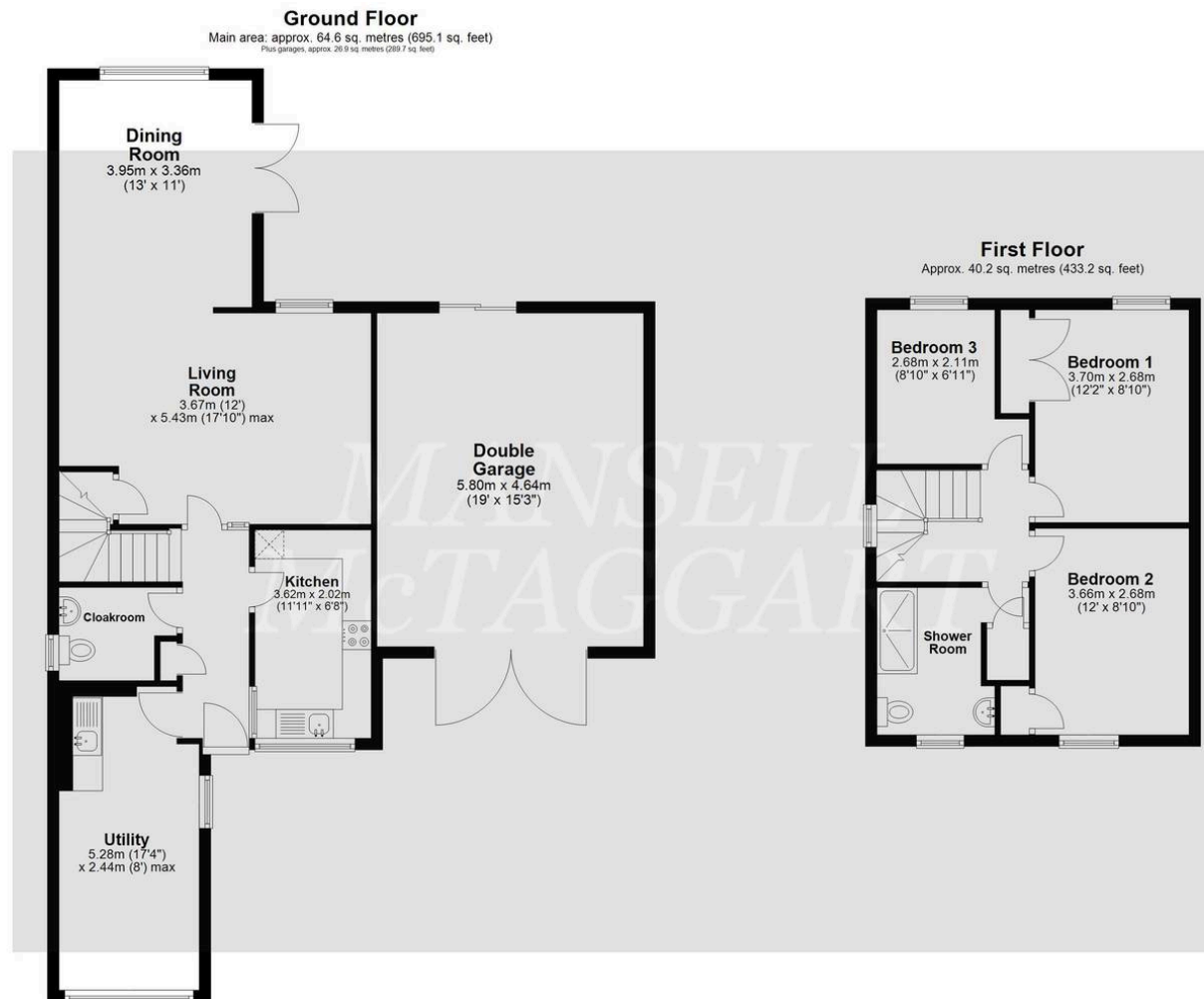


The kitchen is also situated at the front of the property which incorporates an attractive range of wall and base unit sinks, work surfaces, induction hob, electric oven, plumbing and space for washing machine and fridge/freezer. The property has been extended to the rear to create an open plan living/dining room with plenty of space for freestanding furniture and an eight person dining table if required, windows and patio door overlooks the rear garden.

Stairs from the hall lead to the first-floor landing where there are three good-sized bedrooms. There is a family shower room with a shower cubicle, WC, wash wash hand basin and partly tiled.

There is access to the rear garden where the patio abuts the property, the remainder being a lawn with attractive shrubs and flowerbeds on three sides, with the whole enclosed by wooden panel fencing.





Main area: Approx. 104.8 sq. metres (1128.2 sq. feet)

Plus garages, approx. 26.9 sq. metres (289.7 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.

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