



Kitsmead, Copthorne
£685,000

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- Extended 4-bedroom detached family home
- Prime cul-de-sac location within Cophthorne village
- Kitchen with separate dining room/living room/study and snug/playroom
- Downstairs shower room
- Private west facing rear garden with decked seating area
- Integral garage with driveway parking for 2/3 vehicles
- Much improved by current owners, including replacement soffits/facias/flat roof
- Council Tax Band 'F' and EPC 'D'

This beautifully presented 4-bedroom detached family home has been extended to front and rear, providing versatile ground floor accommodation in a prime village cul-de-sac location, offering excellent access to local amenities and nearby transportation links.

A covered porch gives access to a large entrance hallway, partly laid to wooden flooring with useful downstairs storage cupboard. At the front of the house are a study and further reception room, ideal for use as a playroom or 'snug'. There is access to the garage and to a downstairs shower room which has a frosted window to the side, shower cubicle with half screen, low level WC and wash hand basin, with wall mounted heated towel rail. At the rear of the house the living room has an open fireplace and sliding triple doors across the back lead straight out to the decked area of the garden. The modern kitchen is fitted with an attractive range of white gloss wall and base units, a sink drainer unit is set into work surfaces below a window to the side, there is space and plumbing for a washing machine and dishwasher, space for a range style cooker and a free-standing fridge/freezer.





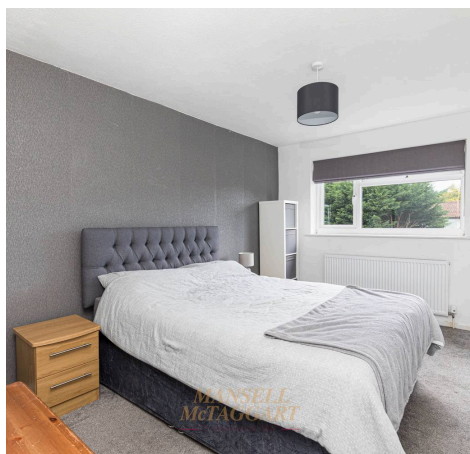
Spotlights have been added by the current owners, and wooden flooring runs under an archway through to the dining area, with sliding doors leading outside to both the side and rear.

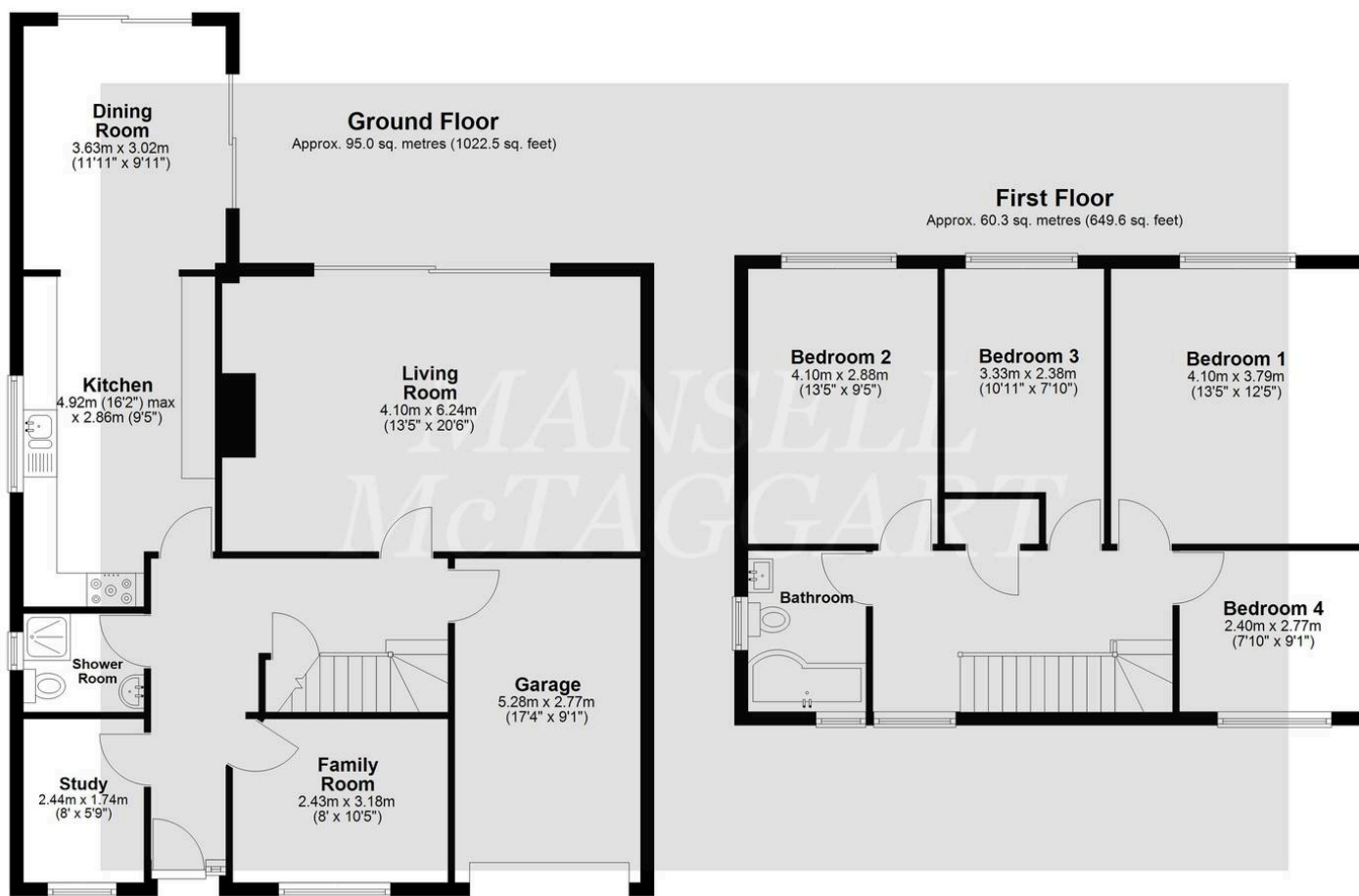
Stairs from the entrance hall lead to the first-floor landing, with natural light provided by a window to the front. There is access to an airing cupboard housing the combination boiler (replaced in 2022) and a part boarded loft with ladder and light. Bedroom one is a large double room, enjoying a pleasant outlook over the rear garden. Bedrooms two and three are also doubles, also with windows to the rear. Bedroom four is a generous single room with a window to the front. The modern family bathroom is fitted with a white suite comprising p-shaped bath with both rain effect and handheld shower attachments, low level WC and wash hand basin, with wall mounted heated towel rail. Frosted windows to the front and side allow in plenty of natural light; the bathroom is finished with tiled walls and flooring and enjoys the luxury of a built-in speaker system and under floor heating.

Outside the property has a block paved driveway with space for multiple vehicles, leading to a single integral garage with electric roller door, power and light. There is an external wall mounted car charging point and side access to the rear. The rear garden has a large area of composite decking abutting the rear of the property, ideal for entertaining. The remainder is largely laid to lawn with covered storage to the side and a good degree of privacy provided by a variety of trees and wooden panel fencing.

An internal viewing is highly recommended to appreciate the size and versatility of accommodation on offer, and the many improvements made by the current owners.

Agents Note: Alarm system was fitted in 2024 and serviced this year.





Total area: approx. 155.3 sq. metres (1672.1 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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