



Effingham Road, Copthorne

£950,000



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An opportunity to purchase a detached 4/5-bedroom 2-bathroom family home within a plot of approximately 0.5acre(tbv). Extended garage and car port with the potential to convert to an annexe (STPP) and planning permission currently held for further garaging(tbc). Superb wrap-around garden with a tiled roof pergola entertainment area, together with extensive lawns, apron frontage, and gates, featuring a brick-paved driveway providing off-road parking for multiple cars.

Superb wrap-around garden featuring a tiled roof pergola, entertainment area, extensive lawns, and established planting, including trees and high hedges, ensuring privacy.

Approaching the property, the apron frontage and gates open onto a brick-paved driveway, providing off-road parking for multiple cars. High hedges ensure privacy and access to the rear garden on both sides. The garage has been extended, and on the left-hand side, there is a garage to the front, a gym area to the rear, and a carport adjacent on the right-hand side. There is electricity and basic pipework for plumbing, providing the potential to convert to an annexe (STPP), making it ideal for multigenerational living.

Entering the property, the lounge is to the right, the kitchen and family area are ahead, the stairs are immediately on the left, and beyond the dining room/office/bedroom 5 is the shower room. Again, this provides the flexibility to provide suitable accommodation for an older relative or a teenager to have independence whilst remaining within the family home.





From the hallway that flows into the family area and the kitchen, there are large porcelain floor tiles, complemented by the luxury of underfloor heating. The family area has ample space for seating and features double doors that open onto the rear terrace. The kitchen has the wow factor, thanks to its size and the extensive range of wall and base units, including a large dresser with cupboards beneath, pull-out racks, a wine rack, and deep drawers, all providing handy storage. There are light quartz work surfaces and a feature Belfast sink beneath a large window overlooking the rear garden. There is an attractive colour scheme both here and throughout the house, with muted tones and neutrals which provide an effective contrast to the darkness of the beams. Integrated items in this well-equipped kitchen include a 5-burner gas hob, double ovens, a dishwasher and a washing machine with space and plumbing for a tumble dryer and an American-style fridge/freezer. The lounge features a large window to the front of the house, as well as two windows to the side, and is a well-proportioned room. There is an open fire with a marble hearth and a back plate with a contrasting white surround. The dining room/office/bedroom 5 is also to the front. It features an attractive bay window and is a good-sized room, currently furnished with a dining table and eight chairs. The proximity of the shower room alongside makes it ideal if required as a bedroom. The shower room features a white WC, a wash hand basin with a vanity unit below, full-height wall tiles, floor tiles with underfloor heating, and a window to the side of the house.



Moving upstairs, a large window provides plenty of light, and a small landing is located ahead, with the family bathroom to the left and a bedroom to the right. A few more steps lead to the master bedroom and two further bedrooms. From this landing, there is access to the loft, which features a ladder, a light, and is partially boarded.

The master bedroom is spacious, with ample room for furniture, as well as two fitted double wardrobes and a built-in cupboard. It features a large window to the front and two windows to the side, making it a very light and airy space.

Bedroom 2 is a good-sized double located to the rear of the house and features three cupboards, one of which serves as the airing cupboard. Bedroom 3 is also a good-sized double, this time to the front of the house with an attractive bay window. Bedroom 4 is a single room with a lovely outlook over the rear garden. The family bathroom features full-height tiling, a contemporary white suite comprising a WC, wash hand basin, and bath with shower attachments, as well as a shower above with a large, square rose. The suite also includes an inset shelf and feature tiling. There are ceiling spotlights and a chrome ladder-style radiator.





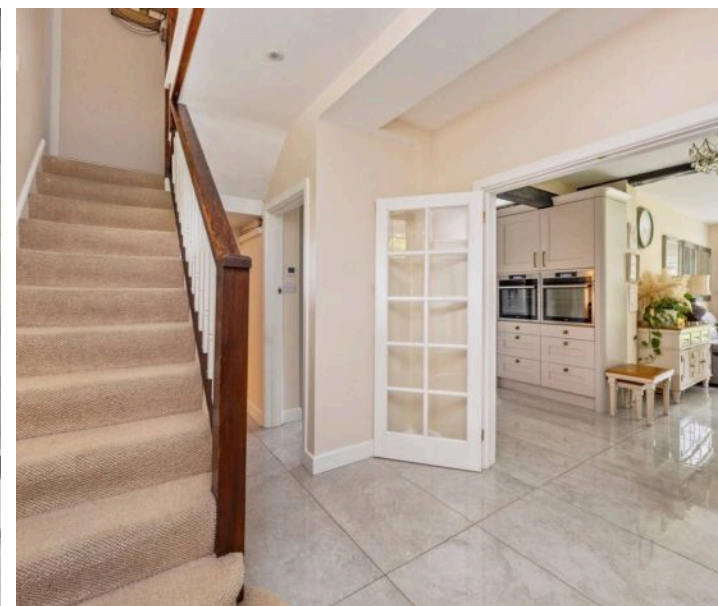
Outside:

Approaching the property, a frontage and gates open onto a brick-paved driveway, providing off-road parking for multiple cars. High hedges ensure privacy and access to the rear garden on both sides. The garage has been extended, and on the left-hand side, there is a garage to the front and a gym area to the rear, with a carport adjacent on the right-hand side. There is electricity and basic pipework for plumbing, providing the potential to convert to an annexe (STPP), making it ideal for multigenerational living.

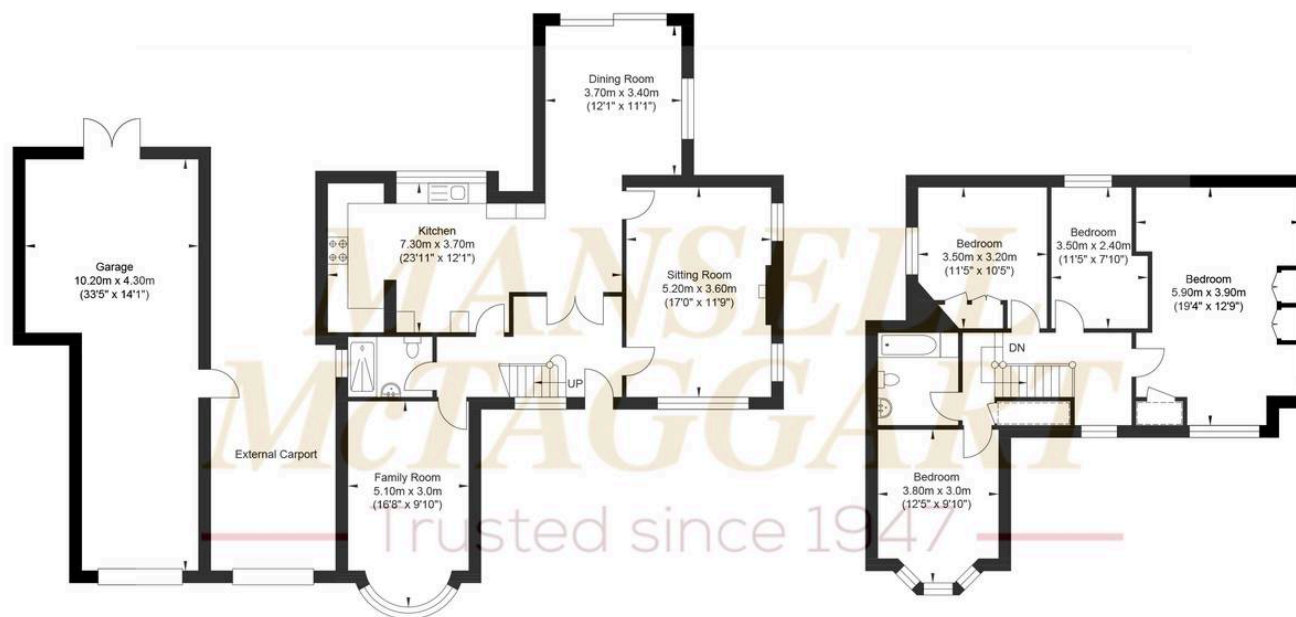
The rear garden wraps around three sides of the house and is a delight for both family and friends. There is a terrace adjacent to the house and a large, tiled roof pergola, providing a superb entertainment area, currently featuring a BBQ and garden furniture, including a table and eight chairs. Ahead and to the side is a large expanse of lawn with allotment beds for growing vegetables tucked around on the other side. Three garden sheds are located nearby, and another is situated at the far end of the garden, near the rear boundary. The established trees, hedges, and shrubs ensure privacy and provide plenty of opportunities for tree climbing and building a den, too! There are fruit trees, including different types of apples and plums. Beneath these in the Springtime, there are swathes of daffodils followed by bluebells, which look really striking below the blossoms of the trees—a beautiful garden to enjoy both socialising and relaxing.

Copthorne Village is situated on the eastern side of Crawley, close to open countryside and within a short walking distance of the local village facilities which include public houses, a convenience store, post office and an excellent local school. There is a sports club close by and nearby Crawley town provides more comprehensive shopping and recreation facilities. Three Bridges mainline railway station providing fast and frequent services to London (approx 35 minutes) and Brighton (approx 30 minutes) is within a short drive. Gatwick Airport and access to the M23 are also within easy reach.

- An opportunity to purchase a detached 4/5-bedroom 2-bathroom family home within a plot of approximately 0.5acre(tbv)
- Extended garage and car port with the potential to convert to an annexe (STPP) and planning permission currently held for further garaging(tbc)
- Recently upgraded and immaculately presented, with attractive décor and the luxury of underfloor heating
- Lounge, family area, kitchen, dining room/office/bedroom 5 with an adjacent shower room
- Master bedroom, three further bedrooms, of which two are doubles and one is a single, and a family bathroom
- Apron frontage with gates onto a brick-paved driveway with off-road parking for multiple cars
- Council Tax Band 'G' and EPC 'D'



Effingham Road



Ground Floor
Approximate Floor Area
905.46 sq ft
(84.12 sq m)

First Floor
Approximate Floor Area
737.0 sq ft
(68.47 sq m)

Approximate Gross Internal Area (Excluding Garage & Carport Store) = 152.59 sq m / 1642.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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