



## Oak Close, Copthorne

Guide Price £375,000 – £385,000

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McTAGGART**  
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- 2 generous bedrooms
- 2 toilets
- Well presented throughout
- High spec features throughout including Underfloor heating, Karndean flooring and more
- Driveway parking
- Private garden
- Potential for extension (STPP)
- Central location in Copthorne village
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A well presented and surprisingly spacious 2 double bedroom mid-terraced home built in 2016 by renowned local builder Alfred Budgen, in the heart of Copthorne village. The home has a host of high specification features akin to luxury homes, its own private parking and garden. There is also potential for extension (STPP). The property is within the centre of Copthorne village, walking distance to all needed amenities, shops, schools, transport links and a short drive from Crawley and Gatwick Airport.



Upon approach to the property, there is driveway parking available and rear access to the garden from a side alley. Entering the home, you are greeted by a spacious entrance hallway, with ample room for shoes and coats, with doors to multiple storage cupboards, downstairs cloakroom, kitchen, open plan living space and stairs to first floor. The entirety of the downstairs also benefits from upgraded Karndean flooring, and underfloor heating.



The cloakroom houses a w/c, heated towel rail, and wash hand basin with an adjoining storage unit perfect for shoes and coats. Opposite, is the kitchen, this is a modern space with a host of wall and base units, fitted/freestanding appliances and window to front allowing in lots of natural light. The open plan living/dining area is a bright and airy room with multiple windows and door to rear continuing the bright and airy theme to the property. Here there is ample space for multiple family sofas, a 6+ person dining table and any freestanding furniture you may wish. There is also a sizable understairs storage cupboard.

Heading upstairs, a landing gives access to both double rooms, bathroom, storage cupboard and loft. Both bedrooms are generous double rooms, even housing king size beds and furniture, with bedroom 1 benefitting from fitted storage cupboards. The bathroom has hard wearing Luxury vinyl tiles, modern sanitaryware and extractor fan. The loft space has ample of storage available and even potential for extension (STPP) and is boarded



Outside, the garden is a good size, mainly laid to lawn with a patio abutting the property. A garden path leads to the shed and rear gate.

# Oak Close



Ground Floor  
Approximate Floor Area  
413.76 sq ft  
(38.44 sq m)

First Floor  
Approximate Floor Area  
413.76 sq ft  
(38.44 sq m)

Approximate Gross Internal Area = 76.88 sq m / 827.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Copthorne

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