



Fairway, Copthorne
£450,000

**MANSELL
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- An attractive redesigned and modernised three-bedroom semi-detached family home
- Entrance porch- Entrance hall- Downstairs cloakroom- Light and airy living room
- Kitchen/dining room with integrated appliances, breakfast bar with windows and patio doors overlooking the west-facing garden
- Two double bedrooms, a further bedroom- Family bathroom
- Private parking to the rear- Garage with access to the rear garden. There is additional parking at the front of the property
- Council Tax Band 'D' and EPC 'D'

An attractive, redesigned and upgraded three-bedroom semi-detached family home, ideally situated in the sought-after village of Cophorne.

Approaching the property, you are welcomed by a private driveway providing parking for two vehicles, flanked by a well-kept lawned frontage. The front door opens into a useful entrance porch offering ample space for coats and shoes, which in turn leads through to the main entrance hall.

From here, there is access to a downstairs cloakroom fitted with a WC and wash hand basin. To the right of the hallway is a bright and spacious living room, comfortably accommodating two three-seater sofas along with additional freestanding furniture if desired. To the rear of the property, the impressive kitchen/diner spans the full length of the house. The dining area offers space for an eight-seater dining table and benefits from a window overlooking the west-facing rear garden.





The open-plan kitchen is fitted with an attractive range of wall and base units with work surfaces over, incorporating a sink unit, integrated gas hob, electric oven, plumbing for a washing machine, integrated dishwasher, and a breakfast bar. Patio doors open directly onto the garden, creating an ideal space for entertaining.

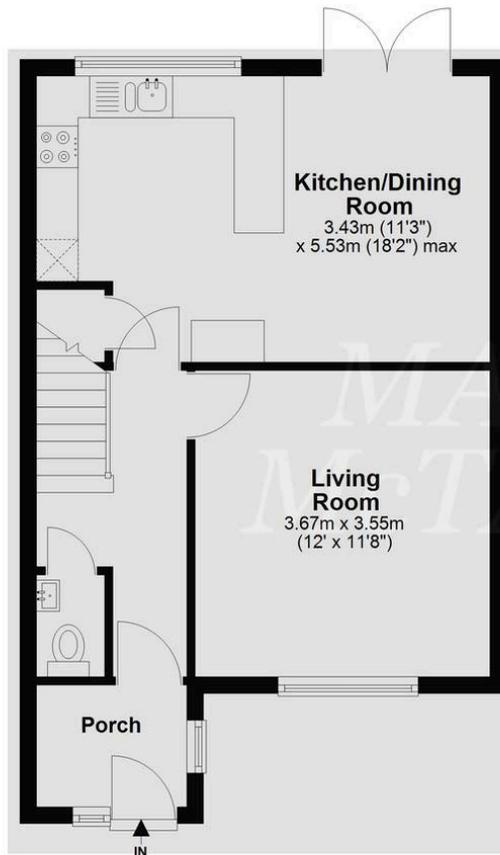
Stairs rise from the entrance hall to the first-floor landing, where there are two well-proportioned double bedrooms and a further single bedroom. The family bathroom is fitted with a panelled bath with separate shower unit, pedestal wash hand basin, low-level WC, and heated towel rail.

Externally, the rear garden enjoys a westerly aspect and is mainly laid to lawn with a patio area, complemented by attractive shrubs and flower beds. The garden is fully enclosed by wooden panel fencing and provides rear access to the garage, which features an up-and-over door and additional parking.



Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 82.0 sq. metres (882.3 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.

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