



The Meadow, Copthorne

Guide Price £425,000 - £450,000

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- Council Tax Band 'D' and EPC 'D'

Tucked away in a quiet cul-de-sac within the sought-after village of Cophthorne, this attractive and thoughtfully laid-out two-bedroom semi-detached bungalow offers comfortable, single-level living in a peaceful residential setting.

The property is approached via a block-paved driveway, bordered by a lawned frontage with well-established shrubs and colourful flower beds, creating a welcoming first impression. Double wrought-iron gates open to provide access to additional parking to the side of the property, as well as the garage. The garage benefits from light and power and is currently converted and used as a useful utility and storage space, offering flexibility depending on a buyer's needs.

A covered side entrance porch leads into the entrance hall, which provides access to the main living accommodation and benefits from two handy storage cupboards. The living room is a bright and generously proportioned space, with plenty of room for freestanding furniture and comfortable seating, making it ideal for both relaxing and entertaining.

The wet room is well-appointed and fitted with a WC, wash hand basin, mixer taps and shower attachment, with a frosted window to the side allowing natural light while maintaining privacy.



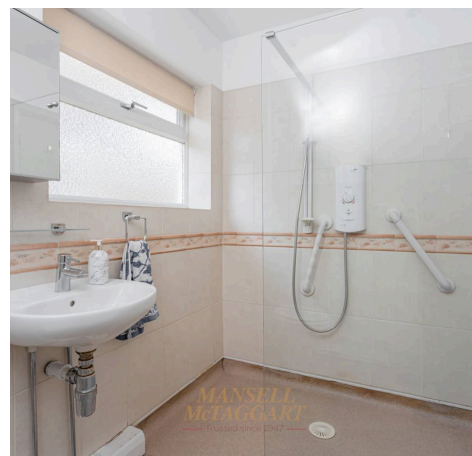
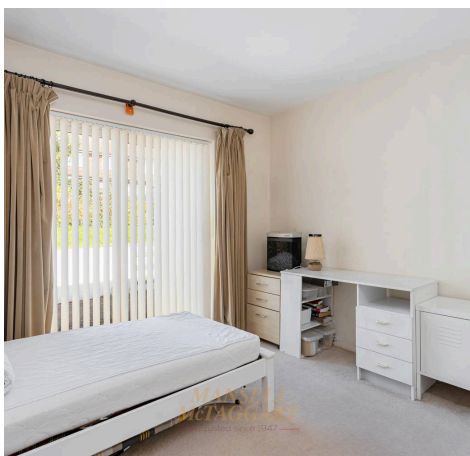


The kitchen is positioned at the front of the property and enjoys a pleasant outlook. It is fitted with an attractive range of wall and base units with roll-top work surfaces, incorporating a sink unit, space and plumbing for a washing machine, space for a fridge/freezer, an electric oven and a gas hob. There is also room for a small two-seater table, making it a practical and sociable space for everyday use.

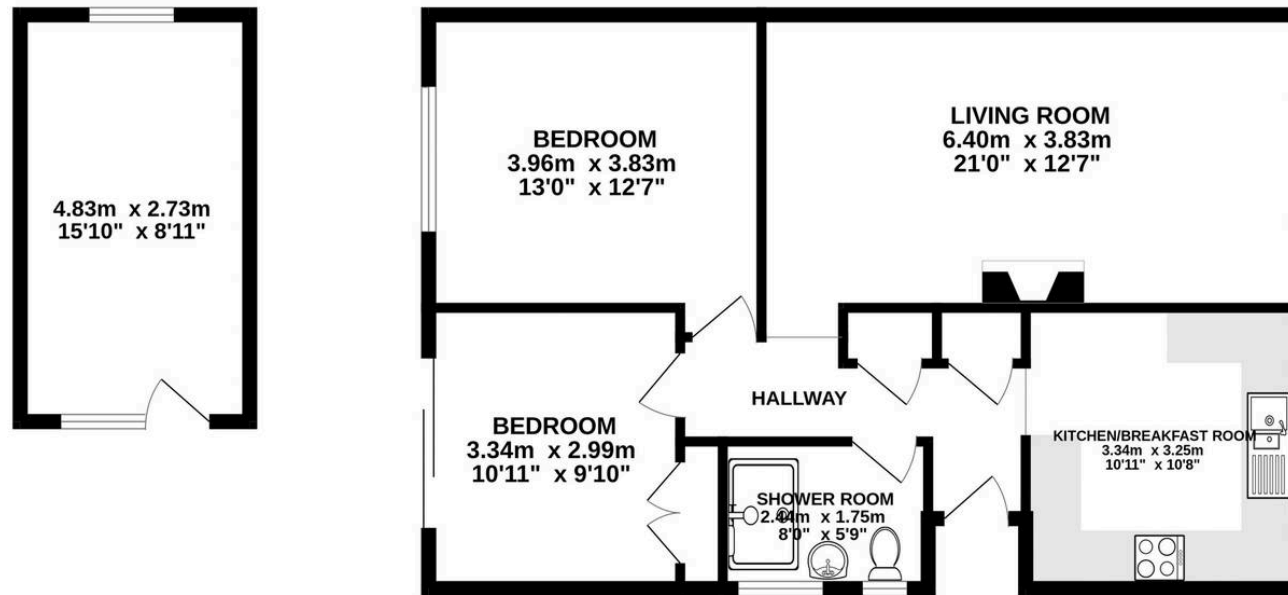
There are two well-proportioned bedrooms, both offering comfortable accommodation. The principal bedroom benefits from fitted wardrobes and patio doors that open directly onto the rear garden, creating a lovely connection between indoor and outdoor living and allowing plenty of natural light to flow in.

To the rear, the garden is arranged over two tiers and is mainly laid to patio and lawn, providing a pleasant and private outdoor space that is easy to maintain. The garden offers room for outdoor seating and planting, ideal for enjoying warmer months. The garage is situated to the rear left of the property and, as mentioned, benefits from light and power, currently serving as a utility and storage area.

Offered to the market with no onward chain, this charming bungalow would suit a range of buyers, from those looking to downsize to anyone seeking a peaceful village location with convenient amenities nearby. Internal viewings are highly recommended to fully appreciate the setting, space, and potential on offer.



GROUND FLOOR
82.2 sq.m. (885 sq.ft.) approx.



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TOTAL FLOOR AREA : 82.2 sq.m. (885 sq.ft.) approx.

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