



Guide Price £350,000 - £375,000 Freehold

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Nuthurst Close, Ifield, Crawley, RH11

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Moore & Partners

A FOUR DOUBLE BEDROOM END OF TERRACE FAMILY HOME IS LOCATED JUST 0.7 MILES FROM IFFIELD TRAIN STATION. THIS PROPERTY OFFERS EXCELLENT LIVING ACCOMMODATION THROUGHOUT WITH THE ADDED BENEFIT OF RE-FITTED KITCHEN, STUDY/UTILITY ROOM, W/C AND A GENEROUS REAR GARDEN.

A pathway to the front leads through the front garden to the front door. On entering the property, you walk immediately into the entrance Hall. Access is given from the hallway to a spacious study / utility room, kitchen/breakfast room, lounge/diner and stairs rise to the first floor. At the far end of the hallway you reach the kitchen/breakfast room which is fitted with plenty of base & eye level units with work surface space and breakfast bar with a view out over the garden. There are some built in appliances which include the hob, oven and dishwasher space is provided for washing machine. Within the kitchen there are built in storage cupboards and a door which leads in to the side lobby which provides access to the downstairs W/C with wash hand basin and window. On the opposite side of the kitchen a single door leads you through to the open plan lounge/diner, giving enviable entertaining space for friends and family. The open dining area provides plentiful space for a six/eight-seater dining room table and chairs with additional floor space for free standing furniture. Double opening doors which overlook the rear garden provide plenty of natural light and direct access to the rear garden and patio area. The lounge area is located at the front of the property which provides generous floor space for free standing sofas and additional furniture.

The first-floor landing is accessed from stairs in the entrance hall and gives access to the loft, all bedrooms and family bathroom. The master bedroom has a view to the front and comfortably holds a super king size bed with plenty of floor space spare for free standing wardrobes. Bedroom two is a king size room with a view over the rear garden with floorspace for free standing bedroom furniture. Bedroom three which measures is a very generous double bedroom with space for bedroom furniture. Bedroom four is small double room. The family bathroom has been re-fitted with a three-piece white suite with wall mounted shower and shower screen. The front of the property is laid to lawn/paving with some plants and hedges surrounding. A gate to the side provides side access through to the rear garden. The rear garden is a great asset to the house, being mostly laid to lawn with flower bed. There is an extended patio seating area, great for entertaining. The garden is enclosed with panelled fencing and mature hedges and is not overlooked at the rear provide excellent seclusion and privacy.

EPC Rating C



Room Details

Ground Floor

Entrance Hall

Downstairs W/C

Study/Utility Room 9'7" x 6'1" (2.92m x 1.85m)

Kitchen/Breakfast Room 11'10" x 11'3" (3.61m x 3.43m)

Lounge 13'4" x 10'2" (4.06m x 3.10m)

Dining Room 11'8" x 10'9" (3.56m x 3.28m)

First Floor

Landing

Master Bedroom 13'6" x 10'4" (4.11m x 3.15m)

Bedroom Two 12'7" x 9'9" (3.84m x 2.97m)

Bedroom Three 10'9" x 10'4" (3.28m x 3.15m)

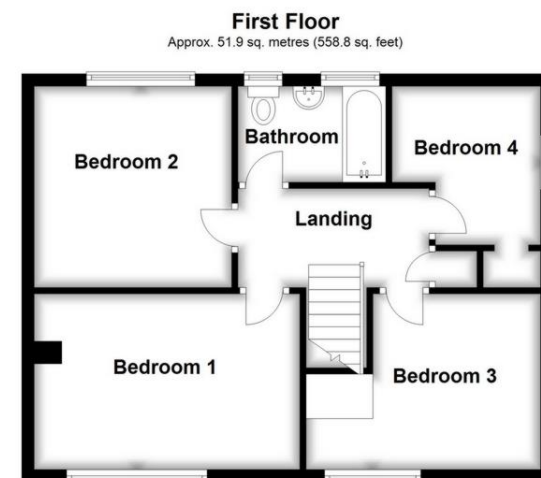
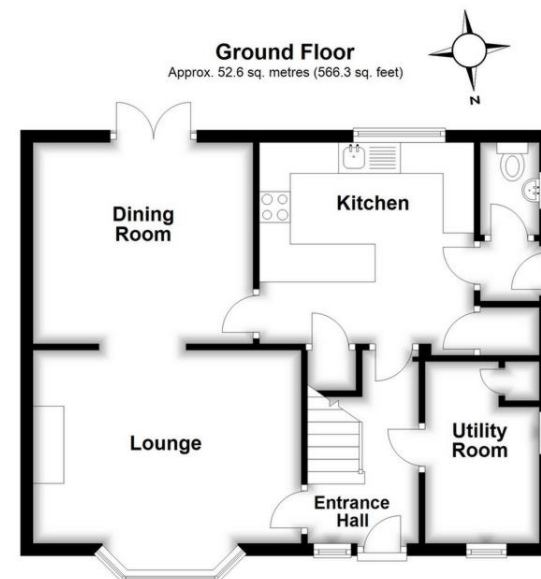
Bedroom Four 8'11" x 7'6" (2.72m x 2.29m)

Family Bathroom

Outside

Front Garden

Rear Garden



Total area: approx. 104.5 sq. metres (1125.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

