



Guide Price £350,000 - £375,000

Freehold

T: 01293 531721

Somerley Drive, Forge Wood, Crawley RH10 3SW

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Moore & Partners

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**This spacious and beautifully presented two double bedroom semi-detached home was built by Taylor Wimpey in 2015 to their popular 'Rose' Design. The property is situated at the entrance of Somerley Drive within the desirable Forge Wood development.**

Forge Wood is a lovely area and a sought-after location which has a real community spirit, including the new primary school buildings which opened in September 2017 and the play park which was completed in 2018. Future improvements, include the construction of local shops, direct access to the M23 and the addition of cycle/walking routes. Outside of the estate the surrounding area is great, with many local pubs, beautiful countryside and excellent walking routes. Easy access to the airport is fantastic for those travelling by plane or train. Alternatively, Three Bridges train station is a 5-minute drive (15-minute cycle) in the opposite direction and has a large car park for commuters. Both stations provide fast routes into London and Brighton. The area offers facilities and amenities, including the opening of the new primary school buildings in September 2017.

Upon entering the property on the ground floor, you are greeted with a spacious entrance hallway and recessed porch area suitable for storing shoes and coats. On the left is a ground floor partially tiled cloakroom with WC, pedestal wash hand basin and extractor fan. On your right is the open kitchen room which has been upgraded with high gloss slow close wall and base units incorporating cupboards with under counter lighting and drawers with work tops over, integrated AEG appliances (electric oven, gas hob, extractor hood, washing machine, dishwasher and fridge/freezer) with a large window to the front allowing in plenty of natural light. To the rear of the property is an open plan living / dining room which stretches the entire width of the house and has a large storage cupboard enclosed. From the living room French doors open directly onto the generously sized garden.

Stairs from the entrance hall take you to the first-floor landing giving access to bedrooms one and two, which are both double rooms overlooking the rear and front of the property respectively. The family bathroom can be accessed from the landing and is finished to a high-quality standard, comprising of fitted mirrors, Porcelanosa tiles, enclosed white bath suite with shower unit above, WC, wash hand basin and extractor fan. Bedroom one has access to a half tiled en-suite shower room, which is fitted with a walk-in shower unit, WC, wash hand basin, mirrored vanity cupboard and extractor fan. Bedrooms also benefit from fitted wardrobes and Bedroom two has an additional storage cupboard.

Outside to the front of the property benefits from a laid area of lawn / hedged garden and pathway leading to front door. Gated rear access leads you to the private south-western facing rear garden which is mainly laid to lawn with patio / BBQ area abutting the foot of the house, fully enclosed by wooden panel fencing and pathway taking you to the newly laid patio seating area with wooden Pergola at the rear of the garden.

Gated access from the rear of the garden takes you to the part converted garage which is where you will find the Gym to the rear and storage area to the front of the garage with brick paved driveway. Other benefits include the remainder of a 10-year NHBC Warranty (Until June 2025).



# Room Details

## Ground Floor

Entrance Hall

Downstairs W/C

Lounge/Diner

Kitchen

## First Floor

Master Bedroom

En-Suite Shower

Bedroom Two

Family Bathroom

## Outside

Front Garden

Rear Garden

Single Detached Garage

Gym (Part Garage Conversion)

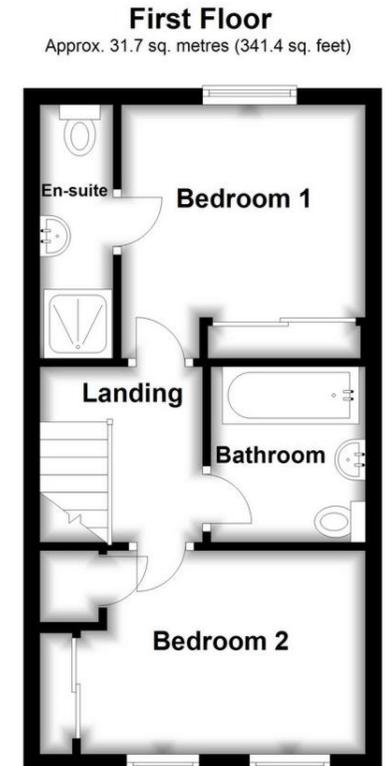
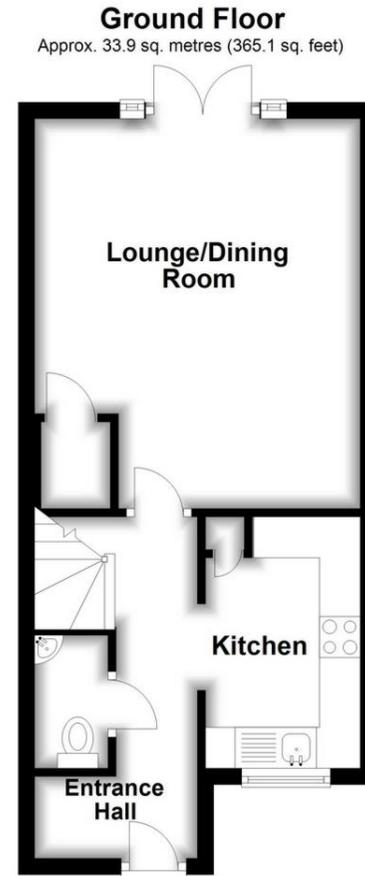
Brick Paved Driveway

15'7" x 13'2" (4.75m x 4.01m)

10'0" x 6'2" (3.05m x 1.88m)

10'2" x 9'9" (3.10m x 2.97m)

13'2" x 8'4" (4.01m x 2.54m)



Total area: approx. 65.6 sq. metres (706.5 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.

