



Guide Price £300,000 - £325,000

Freehold

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Hunstanton Close, Ifield, Crawley RH11 0UG

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Moore & Partners

**Guide Price £300,000 - £325,000.**

**This two double bedroom house is located just 1 mile from Ifield Train Station. Set in a quite close of similar properties this property benefits from a generous lounge/diner and a stylish shower room. The rear garden is a real feature and provides rear access**

This superbly presented two double bedroom terrace property is located within the very desirable neighbourhood of Ifield West. Providing excellent access to Ifield train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The property offers impressive internal living space with the added benefit of a modern kitchen. The house makes an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features a generous rear garden, a good level of décor throughout and a re-fitted shower room.

On entering the property, you walk into the spacious entrance hall with stairs to first floor and built in storage cupboard. From the entrance hall you access the kitchen and lounge/diner. The kitchen is located at the front of the property and is fitted with a generous range of base and eye level units with work surface surround. There are some built in appliances such as the oven, hob with extractor fan over. Space is provided for additional white goods and a window to the front allows in plenty of natural light. The lounge/diner is located at the rear of the property which provides plentiful space for free standing sofas and a four/six dining room table and chairs. To the rear of the lounge/diner are the double opening doors which provide direct access into the lovely rear garden and a patio seating area.

The first-floor landing provides access to both bedrooms and the re-fitted shower room. The master bedroom can comfortably cater for a king-size bed with additional floor space for free standing furniture and is located at the end and overlooks the rear garden. Bedroom two can also comfortably hold a king-size bed with additional floor space for free standing bedroom furniture. The re-fitted stylish shower room comprises of a semi-circular glazed shower cubical, inset wash hand basin and low-level w/c all set against beautifully tiled walls and flooring.

The rear garden is real feature to the property which benefits from two patio areas and an area of Astro Lawn. There are raised flower beds with railway sleepers and some mature trees which provide a good degree of privacy and seclusion. To the rear of the garden there is a wooden gate providing rear access. To the front of the property there is a driveway for one car and a small front garden area.



# Room Details

## Ground Floor

Entrance Hall

Kitchen 10'9" x 5'6" (3.28m x 1.68m)

Lounge/Diner 16'4" x 11'7" (4.98m x 3.53m)

## First Floor

Landing

Master Bedroom 11'0" x 0'0" (3.35m x 0.00m)

Bedroom Two 11'8" x 8'6" (3.56m x 2.59m)

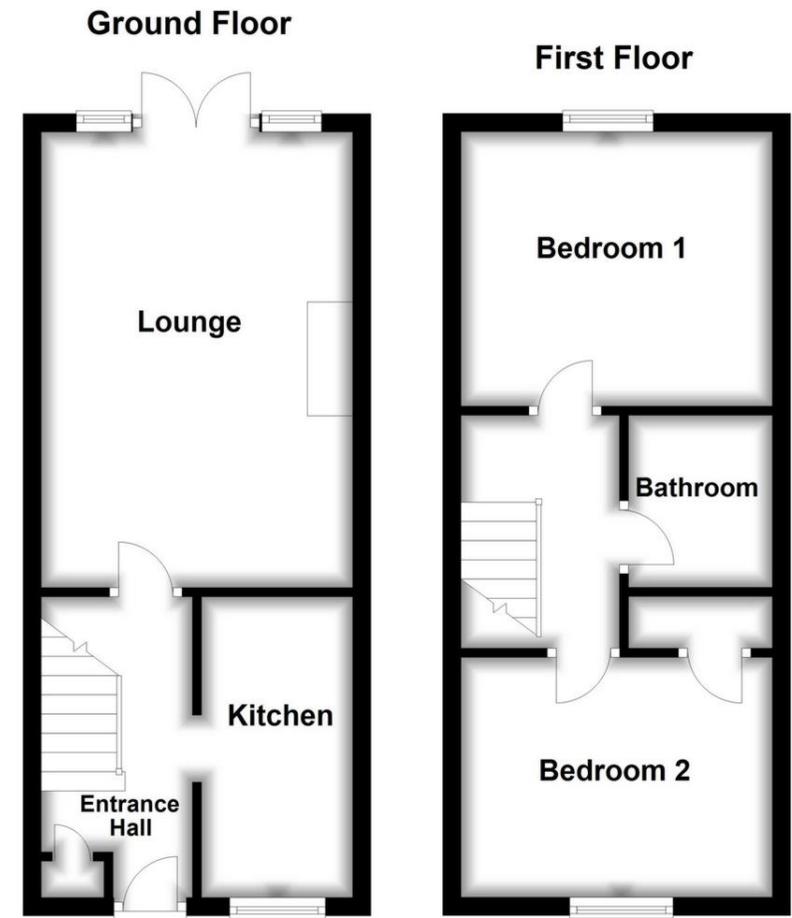
Shower Room 6'10" x 5'5" (2.08m x 1.65m)

## Outside

Rear Garden

Front Garden

Driveway



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

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