



Guide Price £400,000 - £425,000 Freehold

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Cob Walk, Gossops Green, Crawley, RH11

3 2 1 Y Y 0.2 Miles



Moore & Partners

GUIDE PRICE £400,000 - £425,000. This superb three-bedroom semi-detached house is located in Gossops Green and just 0.2 Miles from Ifield train station. This property is superbly presented and offers spacious accommodation throughout. Other benefits include a garage, conservatory & parking for two cars.

On arrival you will notice the generous corner plot this property sits within, which is bordered with lawn to the front, side and a detached garage with parking to the rear. On entering the property, you enter into the spacious light and bright entrance hall with stairs to the first floor and landing. The entrance hall provides access to the lounge and the kitchen. A door to the right of the hall leads through to the front aspect lounge, which overlooks the front garden. The spacious lounge offers plentiful space for free standing sofas and lounge furniture. An opening leads nicely through to the dining room which is set towards the rear of the property and provides access into the double-glazed conservatory. The dining room, can comfortably cater for a 6/8-seater dining table & chairs with sliding patio doors that open out into the conservatory. The conservatory can be used for multiple purposes, whether it be an additional seating area, children's play room or home office. The stylish refitted kitchen is also set at the rear of the property and has been re-fitted to a high-end standard. The kitchen boasts a generous range of base and eye level units with work-surface surround which are set against splash back panels. There are some built in appliances such a double oven and an electric hob with extractor over, space is provided for further white goods. The kitchen enjoys plenty of natural light from a side and rear aspect window and a door which leads directly in to the rear garden.

Moving to the first floor, the landing provides access to all bedrooms and the family shower room. The generous master bedroom is located to the front of the property and benefits from a range of built-in wardrobes. There is ample floor space for a super-king size bed and additional free standing bedroom furniture. Bedroom two overlooks the rear garden and is also a generous double bedroom. Bedroom three is a small double bedroom or a generous single bedroom with a built-in over stairs cupboard. The three-piece family bathroom has been re-fitted with a double walk-in shower enclosed with a glazed shower screen set against tiled walls and flooring.

The front garden is laid to lawn with a pathway which leads to the front door. There is also a drive to the side of the property and another pathway which also leads to the front door. An area of lawn proceeds down the side of the property to the rear where you will find the detached single garage and further driveway for one car. The generous rear garden is a real asset to the property which is mainly laid to lawn. An extended patio area stretches across the rear and the side of the property. If you were thinking of extending the property there is ample space to the right-hand side to do so (STPP). A pathway leads to the rear of the garden where you can access the detached single garage. The detached garage benefits from both power and light.



Room Details

Ground Floor

Entrance Hall	12'5" x 5'7" (3.78m x 1.70m)
Kitchen	10'11" x 8'5" (3.33m x 2.57m)
Family Lounge	11'10" x 11'0" (3.61m x 3.35m)
Dining Room	11'2" x 8'10" (3.40m x 2.69m)
Conservatory	9'7" x 7'6" (2.92m x 2.29m)

First Floor

Landing	
Master Bedroom	12'8" x 10'1" (3.86m x 3.07m)
Bedroom Two	10'8" x 10'3" (3.25m x 3.12m)
Bedroom Three	9'7" x 6'11" (2.92m x 2.11m)
Shower Room	7'8" x 5'4" (2.34m x 1.63m)

Outside

- Front Garden
- Rear Garden
- Driveway
- Detached Garage & Parking



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

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

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