



Merlin Close, Ifield
£775,000

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Merlin Close, Ifield

- Positioned within a peaceful private close
- Detached family home with double garage
- Downstairs cloakroom and en-suite shower room
- Porch added, extended kitchen and large conservatory to rear
- Four bedrooms
- Occupies a large south facing mature corner plot
- Potential to extend further (STPP)
- Council Tax Band 'F' and EPC 'C'

A rare opportunity to purchase a much improved and extended four bedroom detached family home, located just off the popular Rusper Road in Ifield within a peaceful private close.

The property occupies a generous south facing corner plot and does offer further potential to extend either to the rear or over the garage to the side.

Entry to the home is via the fully enclosed porch with stone flooring and ample room to welcome guests with space for shoes and coats. An internal door leads into the entrance hallway with stairs leading to the first floor and storage beneath and access to the downstairs cloakroom. To the left side of the house is a generous living room being of triple aspect with windows to front and side and patio doors to rear leading into the conservatory and allowing in plenty of natural light, finished with spot lighting and a wall mounted electric fireplace. French doors lead into the sizable L-shaped conservatory benefitting from under floor heating and panoramic views across the rear garden with a glass roof and of quarter brick construction, perfect for entertaining guests. Accessed via the entrance hallway is the separate dining room, which can comfortably hold a six seater dining table and chairs, again with views over the rear garden.





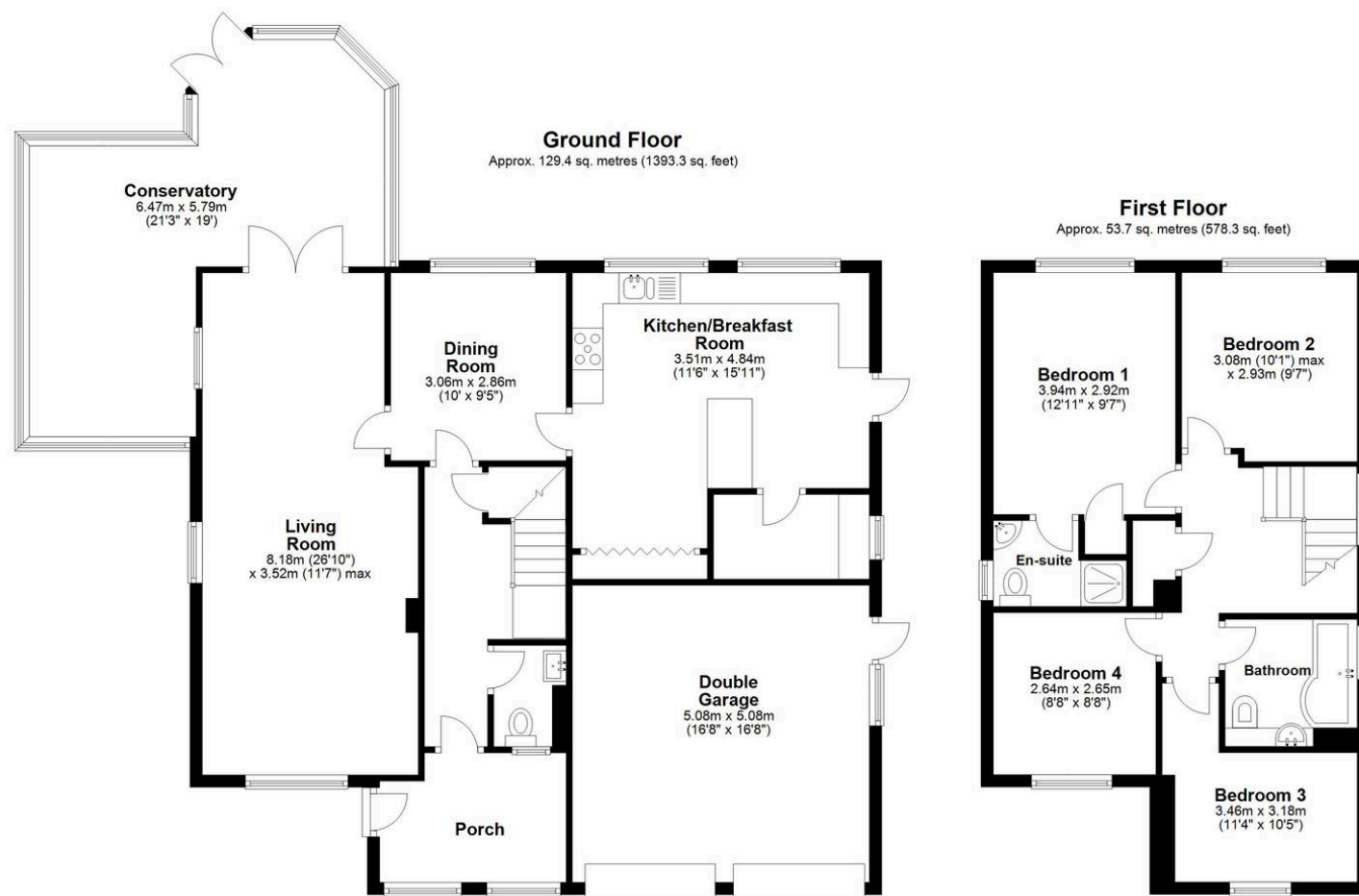
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Completing the downstairs is the kitchen/breakfast room and utility. The kitchen boasts a wide range of attractive wall and base units including some bespoke floor to ceiling cupboards and integrated appliances including; eye level double electric oven, separate ceramic hob with extractor over, undercounter fridge and dishwasher. In addition, there is a breakfast bar and space for a table and chairs and door to the side. The utility houses space and plumbing for a washing machine and tumble dryer, as well as the wall mounted boiler (2015).

Heading upstairs, the first floor landing offers access to all four bedrooms, family bathroom as well as the partly boarded and insulated loft and the airing cupboard. The principle bedroom is positioned at the rear of the house with fitted wardrobes and a single built-in cupboard and the benefit of an en-suite comprising a shower cubicle, low level WC, wall mounted wash hand basin and opaque window to side. Bedrooms two, three and four are all considered small double rooms. Finally, the family bathroom is fitted in a white suite comprising a panel enclosed P-shaped bath with glass shower screen, wall mounted shower unit, low level WC and wash hand basin within vanity unit, opaque window to side and heated towel warmer.



Outside, the front of the property has a double width driveway providing off road parking for two vehicles side by side and an area of lawn with side gate leading to the garden. The south facing rear garden enjoys a peaceful and private outlook with a range of mature conifers and oak trees bordering the plot. There is a patio area abutting the foot of the house with external power points and a garden tap finished with an expanse of lawn. Finally, there is access to the double garage with up and over doors to front, power, light and eaves storage.



Total area: approx. 183.2 sq. metres (1971.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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