



## Southwater Close, Ifield

Offers in Region of £625,000

**MANSELL  
McTAGGART**  
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## Southwater Close, Ifield

- Extended four-bedroom house
- En-suite and downstairs w/c
- Utility from kitchen
- Parking for multiple vehicles
- Large garage with power and lighting
- Solar panels with a feed in tariff
- South facing rear garden
- Walking distance from Ifield train station
- Council Tax Band 'E' and EPC 'B'

A very generously sized four double bedroom detached family home, benefiting from an en-suite, downstairs w/c and spanning over 1600 sq.ft.

The property is within the popular residential area of Ifield and is conveniently close to Crawley town centre, local schools, transport links and popular walks and amenities.

Upon entering the property, you are greeted with a spacious entrance hall, with access to the living room, kitchen, family room and stairs ascending to first floor. The living room is of an excellent size, with space for multiple large family sofas and any freestanding furniture you may wish. The room also benefits from a rear extension with overhead sky lights. The kitchen is of a good size with a range of contemporary wall and base unit with roll top work surfaces over, a range of fitted appliances. This room also has been extended from the rear with similar sky lights above. There is also access to the utility room.







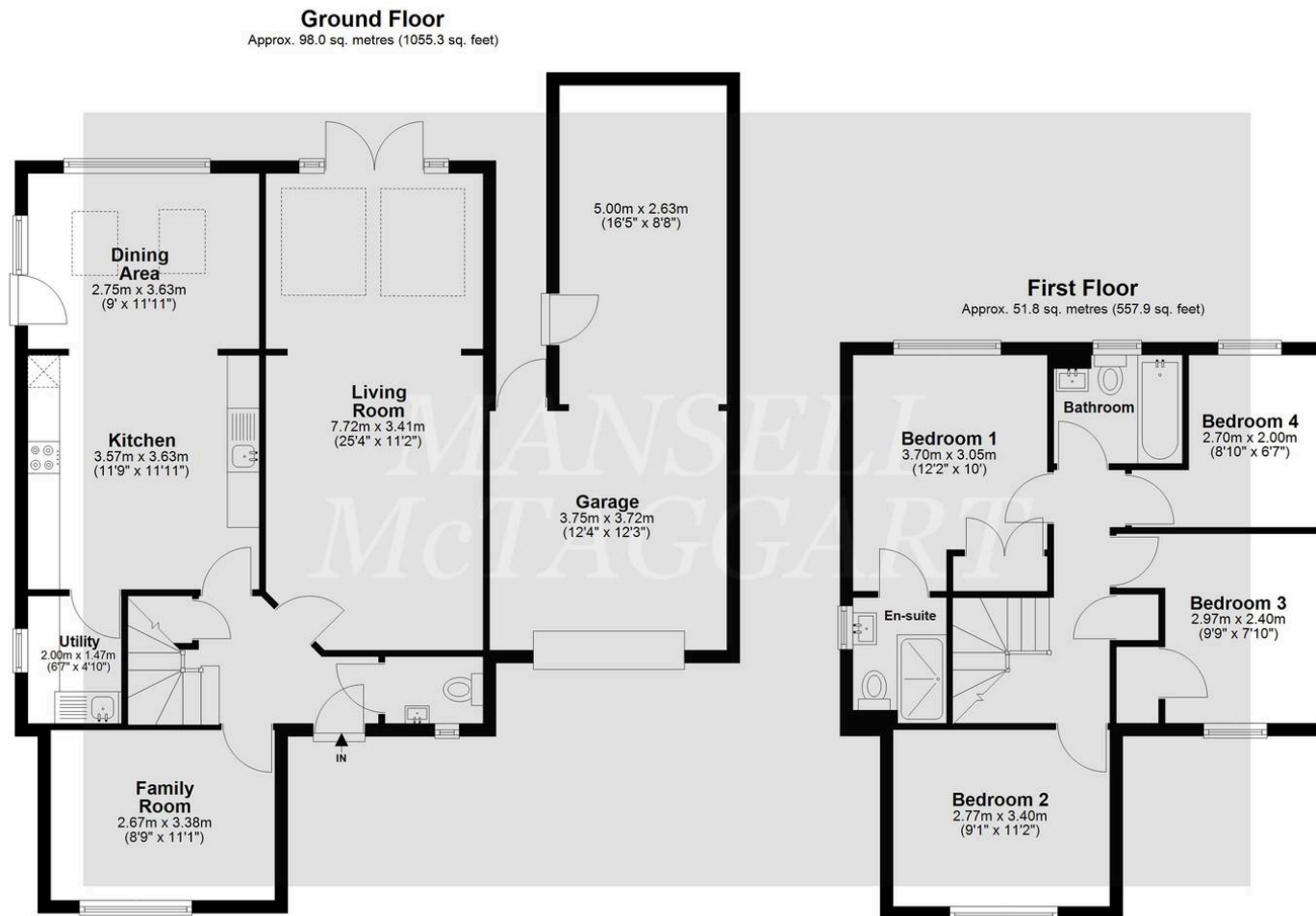
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Finally, the family room which is located at the front of the property is currently being used as a second reception.

The upstairs has three double bedrooms and one single currently being used as an office space. Bedrooms one and three both benefit from built in storage while bedroom two has space for other freestanding furniture. The family bathroom with a full-length panel bath with shower unit over, low level WC and window to rear it one of two bathrooms alongside the en-suite to master.

Outside the property, to rear is a well-proportioned south facing rear garden, which is mainly laid to lawn with a patio area abutting the property and is surrounded with fencing. To the front, there is parking for multiple vehicles and access to the garage via an up and over door where you have power and lighting. The garage has a large front extension creating a tandem style space. This is an excellent space that has potential to be converted into an annex (STPP).





Total area: approx. 149.9 sq. metres (1613.2 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.

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