



MANSELL
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Artel Croft, Three Bridges

Guide Price £750,000 - £775,000

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- Council Tax Band 'F' and EPC 'E'

An attractive and redesigned self-built four-bedroom detached family home that has been extended over the years situated in this popular residential area in a quiet cul-de-sac location within a short walk of Three Bridges mainline railway station and Crawley town centre.

The property is approached via a wide frontage, with off-street parking for two vehicles flanked with attractive elevated brick oval shrubs and flowerbeds. A light and airy entrance porch leads onto an entrance hall with plenty of space for shoes and coats, including fitted under-stairs cupboards and an additional coats/storage cupboard. The cloakroom has a frosted window to the front, WC, wash hand basin with storage under, heated towel rail and recessed spotlights. The kitchen/breakfast room has an extensive range of high-gloss wall and base units, an integrated induction hob, contemporary style hood over, a double electric oven, an integrated dishwasher, and a fridge/freezer. A sink unit with roll-top work surfaces and windows overlooks the front of the property, with a door leading to side access. There is also a breakfast bar with seating for two, light oak flooring and recessed spotlights. The living/dining room is a good size, with plenty of space for 2x3-seater sofas, freestanding furniture, and additional room for an eight-seater dining table if needed. There are doors leading to the family room, with windows overlooking and doors to the attractive landscaped rear garden. The conservatory, which is mainly built of brick and UPVC construction, is also situated to the rear of the property, which links with both the living room and family room; the conservatory also has access to the garage.





From the entrance hall to the first-floor landing, it gives access to all bedrooms, the loft, and the airing cupboard. The main bedroom is a large double with front and rear aspects. There is huge scope for a walking dressing room; the room also incorporates an en-suite shower room with a shower cubicle, low-level WC, wash hand basin, part tiled walls, window to rear, recessed spotlights and heated towel rail. There are three other large double bedrooms with plenty of space for a king-size bed and freestanding furniture. The bathroom has a panel bath with a separate shower unit, shower screen, and basin with storage under the WC. It is part tiled and has a frosted window, heated towel rail and recessed spotlights.

Outside, a large side access leads to an attractive 50' x 24' rear garden, which is mainly laid to a patio lawn with elevated brick shrubs and flowerbeds. The whole is enclosed with wooden panel fencing. There is also a timber shed situated down one of the side accesses.

Agents Note:-

List of house improvements:-

2017 - New boiler and gas central heating installed

2018 and 2019 - Replacement double glazing for whole house. Redecorated upstairs

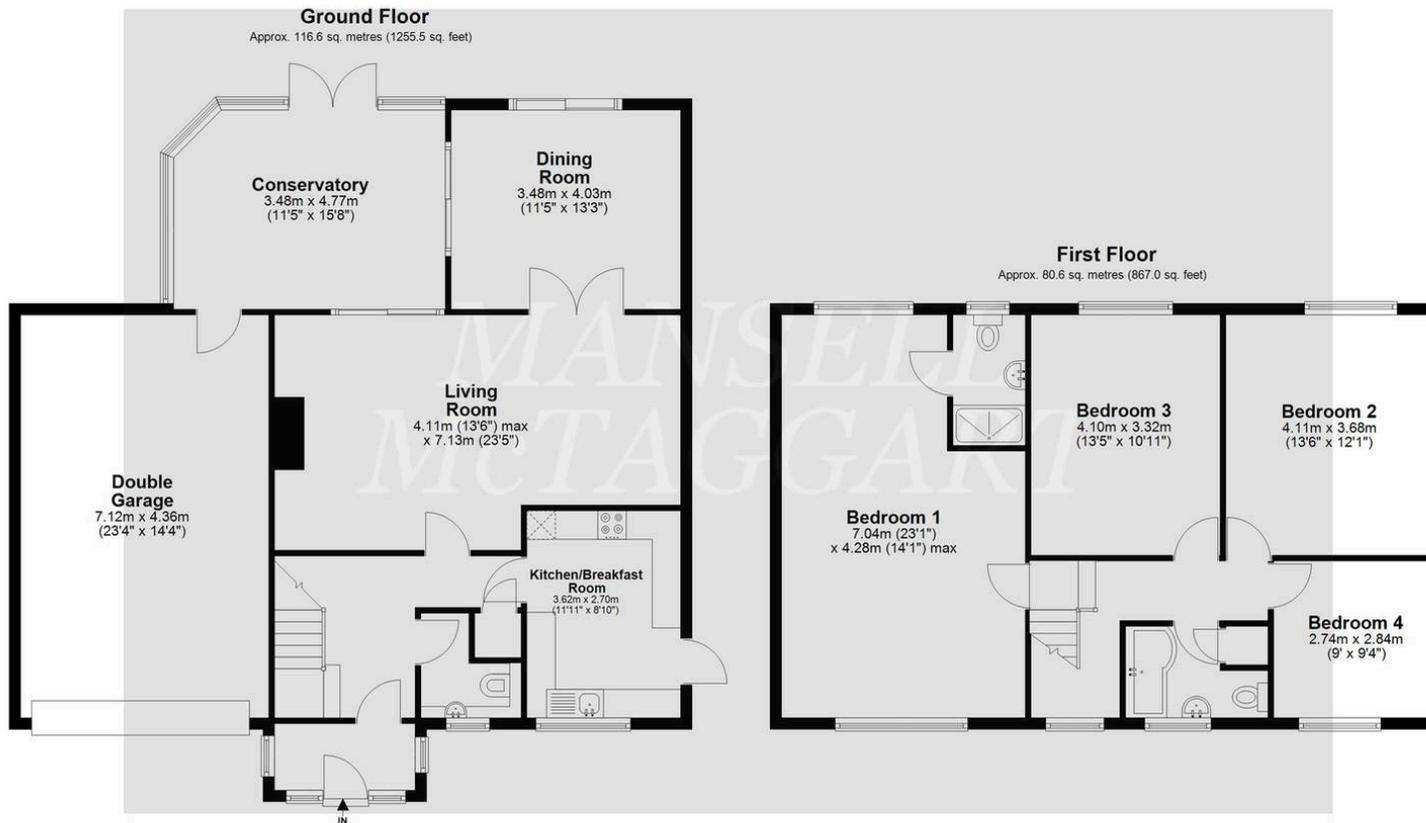
2021 - Fascias, gutters downpipes all replaced

2022 - New kitchen fitted

2023 - Main roof re-felted and re-battoned. Loft insulated. New conservatory

2024 - New carpets. Redecorated landing and downstairs





Total area: approx. 197.2 sq. metres (2122.6 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 buyer.
Plan produced using PlanUp.

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