

Parkfield Close, Gossops Green
Crawley, West Sussex, RH11 8RS



- Four bedroom semi detached house
- Wonderful corner plot garden
- Refitted downstairs cloakroom
- Refitted kitchen & bathroom

- Double glazing
- Integral garage
- Off road parking
- EPC rating TBC

£375,000

Homes Partnership are delighted to offer for sale this well presented semi-detached house situated in the neighbourhood of Gossops Green. The property has been improved by the current vendors and the ground floor comprises an entrance hall, refitted cloakroom, lounge / dining room with two sets of double glazed patio doors opening to the rear garden and a refitted kitchen with built in oven and hob. On the first floor there are four double bedrooms, bedrooms one and two having fitted wardrobes and a refitted family bathroom. Outside there is off road parking to the front of the property for one vehicle, the front garden is laid with shingle with plants and shrubs and there is an integral garage with up and over door, power and light. The rear garden is a feature of the property occupying a wonderful corner plot, extending to the side of the property and offering the potential to extend subject to planning permission. It is a mature, well stocked garden with side access. We would suggest a viewing to see how this attractive property would suit your family needs.

CANOPY PORCH Double glazed front door and window to:

ENTRANCE HALL Stairs to the first floor. Under stair cupboard. Warm air heating vent. Central heating unit. Laminate flooring. Arch to lounge / dining room and kitchen. Door to:

CLOAKROOM Refitted with a white suite comprising a low level WC and a wall mounted wash hand basin. Tiled flooring. Double glazed opaque window to the side aspect.

LOUNGE / DINING ROOM 22' 0" x 14' 0" (6.71m x 4.27m) maximum narrowing to 10' 9" (3.28m) approximate. Two sets of double glazed patio doors opening to the rear garden. Virgin Media telephone point. Two warm air heating vents. Laminate flooring. Arch to entrance hall.

KITCHEN 10' 1" x 7' 1" (3.07m x 2.16m) approximate. Refitted with a range of wall and base level units incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and



built in gas hob with hood over. Space for fridge / freezer, washing machine and dishwasher. Tiled flooring. Double glazed window to the front. Arch to entrance hall.

LANDING Stairs from the entrance hall. Airing cupboard with shelving housing hot water tank. Hatch to part boarded loft space with ladder and light. Doors to all bedrooms and bathroom.

BEDROOM ONE 12' 0" x 9' 5" (3.66m x 2.87m) approximate. Double glazed window overlooking the rear garden. Warm air heating vent. Range of fitted wardrobes with sliding doors.

BEDROOM TWO 10' 0" x 9' 5" (3.05m x 2.87m) approximate. Double glazed window overlooking the rear garden. Warm air heating vent. Double fitted wardrobe with sliding doors.

BEDROOM THREE 10' 8" x 8' 3" (3.25m x 2.51m) approximate. Double glazed window to the front. Radiator. Two storage cupboards.

BEDROOM FOUR 10' 3" x 8' 0" (3.12m x 2.44m) approximate. Double glazed window to the front. Radiator. Storage cupboard.

BATHROOM Refitted with a white suite comprising a panelled bath with mixer tap and shower attachment, a wall mounted shower, pedestal wash wash hand basin and a low level WC. Shaver point. Heated towel rail. Tiled flooring. Double glazed opaque window to the side aspect.

OUTSIDE

OFF ROAD PARKING To the front of the property for one vehicle and leading to:

INTEGRAL GARAGE With up and over door, power and light.

FRONT GARDEN Laid with shingle with plants and shrubs.

REAR GARDEN Occupying a wonderful corner plot garden extending to the side of the property, this offers the potential to extend subject to planning permission. A mature, fully stocked garden laid to lawn with flower beds, plants and shrubs. Greenhouse. Summerhouse, Gated side access.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

MEDIA AVAILABLE Virgin / Telephone

TRAVELLING TIME TO STATIONS

Ifield By car 1 min On foot 5 mins
(source google maps)

AREA INFORMATION

Located in Gossops Green, facilities include a parade of shops catering for many daily requirements together with pub, schooling, doctors and dentist surgery. Bus routes connect the area with Crawley town centre with its more comprehensive range of shopping facilities and the adjacent areas benefit from a railway station and golf course. Access to the K2 Leisure Centre via the A23 is straightforward as is junction 11 of the M23.

GREAT FOR.....

Dog walkers / Gardeners / Families / Builders

TENURE

Freehold



Floor plan to follow

COUNCIL TAX BAND E £1889.64

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

EPC graph to follow

IN ACCORDANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 WE DRAW YOUR ATTENTION TO: A wide angled lens is used in all photography in order to show as much of each room as possible, as a result some of the rooms may appear distorted in appearance. All measurements are approximate and rounded, and should not be relied upon; tolerance +/-3". In accordance with our obligations every effort will be made to enquire about planning consents or building regulation approval (if applicable). Please note that burglar alarm systems, telephone, TV and power points will not be tested nor will plumbing, central heating systems, fires/fireplaces, wiring, services, appliances or white goods. The structure of the property will not be investigated in any way nor will any check on the boundaries, tenure or title be made (beyond our obligations). If there is anything in these particulars of particular importance to you please contact us and we will check the information for you. We recommend that purchasers also make their own enquiries.

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