



Asking Price £425,000 Freehold

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## The Acorns, Broadfield, Crawley, RH11

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Moore & Partners

**Offered with NO ONWARD CHAIN is this ATTRACTIVE AND WELL-DESIGNED three-bedroom link-detached family home, situated in a QUIET NEIGHBOURHOOD on a generous plot within the POPULAR residential area of TOLLGATE HILL.**

On entering the property, you step in to an entrance lobby with gives access to the cloakroom and lounge. The cloakroom comprises a low-level refitted w/c, wash hand basin, radiator, and a window to the front. Moving out of the lobby you enter the main living space. A window to the front overlooks the front garden and lets in plenty of natural light. To the rear of the property the dining area with an open plan to the kitchen and a double-glazed sliding patio door leading out to a conservatory. The refitted open plan kitchen is well designed for functionality and comprises ample storage. Appliances included are cooker and cooker hood, freestanding washing machine, dishwasher, and fridge/freezer. The kitchen is well-designed and conveniently situated, providing a pleasant and serene atmosphere with a wonderful view of the garden. The conservatory adds an extra living space to the property and give access out into the sprawling back garden.

In the centre of the home, stairs rise to the first-floor landing which has a window for natural light and give access to all three bedrooms and family bathroom. The master bedroom is a good size with built in double wardrobe, with plenty of space for a king-sized bed and bed side units. Bedroom two is also a double room with built in wardrobe and airing cupboard, it enjoys views to the rear overlooking the garden. Bedroom three is a single room with a window overlooking the front garden. It can comfortably hold a single bed or would make a great sized home office. Within the room there is access to the half-boarded loft via a strong fitted loft ladder. The family bathroom has been refitted and now comprises a curved jacuzzi bath with shower over the top, wash hand basin and low-level w/c. An opaque window allows in natural light and ventilation.

Outside the property there is a driveway for two cars, which leads to the attached single garage. The garage is accessed via an up and over door with a window and single door to the rear giving further access to the garden. The garage also has power points, lighting and loft boarded space which is accessed via a strong fitted ladder. The front garden is mainly laid to lawn and surrounded by mature bushes and plants. The rear garden is well proportioned with an area of lawn and a mature collection of trees and plants. There is currently a shed for storage, outside tap, and natural stone patio area for entertaining on those long summer evenings.

The house is offering further scope for extension, by transforming the full-length garage and/or the loft, subject to planning permission (STPP).



# Room Details

## Ground Floor

Lounge	17'7" x 10'2" (5.36m x 3.10m)
Kitchen/Diner	17'7" x 11'1" (5.36m x 3.38m)
Conservatory	8'3" x 8'3" (2.51m x 2.51m)

## First Floor

Master Bedroom	10'2" x 9'3" (3.10m x 2.82m)
Bedroom Two	10'4" x 8'9" (3.15m x 2.67m)
Bedroom Three	7'11" x 7'4" (2.41m x 2.24m)
Bathroom	6'8" x 5'5" (2.03m x 1.65m)

## Outside

Garden  
Garage



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

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

