



Connells

Larkfield Court
Smallfield Horley

Larkfield Court Smallfield Horley RH6 9NT

for sale offers in excess of
£600,000



Property Description

This modern and well-presented four-bedroom detached family home is situated on a secluded corner plot within a quiet cul-de-sac on the popular Canada development in Smallfield.

Upon entering, the entrance hall leads to a bright, front-facing lounge with double doors that lead into the kitchen/diner, creating a free-flowing layout perfect for modern living.

The spacious kitchen boasts a sleek white gloss design, complete with a 2-seater breakfast bar and French doors that open onto the rear garden, allowing for easy indoor-outdoor living.

Downstairs also offers a versatile second reception room that can be adapted to suit your needs, whether as a snug, study, or home gym.

Additionally, a separate utility room and a convenient downstairs WC enhance the functionality of the home.

On the first floor, you'll find four generously sized double bedrooms, each featuring built-in wardrobes, offering ample storage space.

The master bedroom is a true highlight with its own en suite shower room, providing a private retreat. The family bathroom serves the remaining bedrooms, ensuring comfort for all.

The rear garden is designed for low maintenance, featuring two patio seating areas, mature shrub borders, and artificial grass, perfect for relaxing or entertaining. Side access to the garden adds extra convenience.

The property benefits from driveway parking for multiple vehicles at the front, ensuring ample space for all your family's needs.

Entrance Hall

Double glazed window to front, radiator

Cloakroom

Double glazed window to side, wash hand basin, W.C

Lounge

20' 7" x 11' 6" (6.27m x 3.51m)

Double glazed bay window to front, electric fire, glass doors to kitchen, radiator

Kitchen / Diner

20' 9" x 10' 1" (6.32m x 3.07m)

Double glazed window to rear, eye level and base units, space for American fridge/freezer, space for range style cooker, extractor hood over, space and plumbing for dishwasher, pantry style cupboard, breakfast bar, double glazed French doors to rear garden, radiator

Utility Room

Double glazed window to rear, double glazed door to side, eye level and base units, work surfaces, space and plumbing for washing machine

Family Room

16' 1" x 7' 5" (4.90m x 2.26m)

Double glazed window to front, storage cupboard, radiator

Bedroom One

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to front, built in wardrobes, radiator

En Suite

Double glazed window to front, shower cubicle, wash hand basin, W.C

Bedroom Two

10' 5" x 12' 1" (3.17m x 3.68m)

Double glazed window to front, built in wardrobes, radiator

Bedroom Three

10' 8" x 8' 3" (3.25m x 2.51m)

Double glazed window to rear, built in wardrobes, radiator

Bedroom Four

10' x 7' 2" (3.05m x 2.18m)

Double glazed window to rear, built in wardrobe, radiator

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, W.C,

Rear Garden

Patio area, astro, wooden fence borders,





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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Property Ref: HLY404602 - 0002