



**Connells**

Penbrooke Rusper Road  
Ifield Crawley



### Property Description

This stunning detached home is perfect for those looking for a blend of character and modern amenities. The electric gated entrance onto the driveway provides plenty of parking spaces for multiple vehicles, including a double car port for two cars, ensuring convenience for you and your guests.

Inside, the property boasts four double bedrooms all benefitting from handmade, bespoke fitted furniture, a spacious entrance hall, and a downstairs toilet for added convenience. The kitchen is large and well-equipped, with an open plan dining area and a separate utility room for extra storage and functionality. The lounge with its beautiful feature fireplace provides ample space for entertaining or relaxing with family.

The family bathroom and en-suite to the master bedroom offer luxury and convenience, while the French doors leading to the private rear garden create a seamless transition between indoor and outdoor living spaces. The garden is perfect for summer gatherings or simply enjoying some quiet time outdoors.

Located in a semi-rural area, this home offers the tranquillity of the countryside with the convenience of local amenities. Within walking distance, you'll find Ifield Golf Club, Rusper Road Playing Fields, and Ifield Train Station, making it easy to stay active and connected to the community. Don't miss out on this fantastic opportunity to make this beautiful home your own!

### Entrance Hall

Understairs storage cupboard and stone flooring with underfloor heating.

### Cloakroom

7' 1" max x 3' 1" max ( 2.16m max x 0.94m max )

Frosted double glazed window to rear, two piece suite comprising of low level flush w/c and wash hand basin, stone flooring with underfloor heating.

### Lounge

19' 3" max x 14' 8" max ( 5.87m max x 4.47m max )

Double glazed windows to front and rear, double glazed doors to rear, feature fireplace and carpet as laid with underfloor heating.

### Kitchen / Diner

25' 1" max x 9' 1" max ( 7.65m max x 2.77m max )

Double glazed window to front, side and rear, French doors leading to garden, matching wall and base units with worktops over, one and half bowl stainless steel sink unit, integral dishwasher, oven and electric hob with extractor fan. Stone flooring with underfloor heating.

### Utility Room

8' 3" max x 7' 1" max ( 2.51m max x 2.16m max )

Double glazed windows to front and side, matching wall and base units with worktops over, stainless steel sink unit, space for fridge/freezer, washing machine and tumble dryer. Stone flooring with underfloor heating.

## Landing

Skylight double glazed window, access to loft, airing cupboard, radiator and carpet as laid.

## Bedroom One

11' 1" max x 10' 5" max ( 3.38m max x 3.17m max )

Double glazed window to front, handmade, bespoke fitted wardrobes and bedside furniture, radiator and carpet as laid.

## En-Suite

6' 1" max x 6' 6" max ( 1.85m max x 1.98m max )

Frosted double glazed window to rear, three piece suite comprising of walk in shower, wash hand basin with vanity unit and low level flush w/c, heated towel rail and tiled flooring.

## Bedroom Two

10' 6" max x 10' 3" max ( 3.20m max x 3.12m max )

Double glazed window to front, two handmade, bespoke built in wardrobes, radiator and carpet as laid.

## Bedroom Three

10' 5" max x 8' 11" max ( 3.17m max x 2.72m max )

Double glazed window to rear, two handmade, bespoke built in wardrobes, radiator and carpet as laid.

## Bedroom Four

10' 9" max x 8' 5" max ( 3.28m max x 2.57m max )

Double glazed window to front, handmade, bespoke built in wardrobe, radiator and carpet as laid.

## Bathroom

Frosted double glazed window to rear, three piece suite comprising of Jacuzzi bath, wash hand basin and low level flush w/c. Heated

towel rail and stone flooring.

## External Rear Garden

50' max x 40' max ( 15.24m max x 12.19m max )

Patio area leading to mainly laid to lawn with two sheds and side access.

## Driveway

Private gated entrance to gravel driveway offering parking for multiple vehicles with additional carport for two cars and additional outbuilding providing storage.

## Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

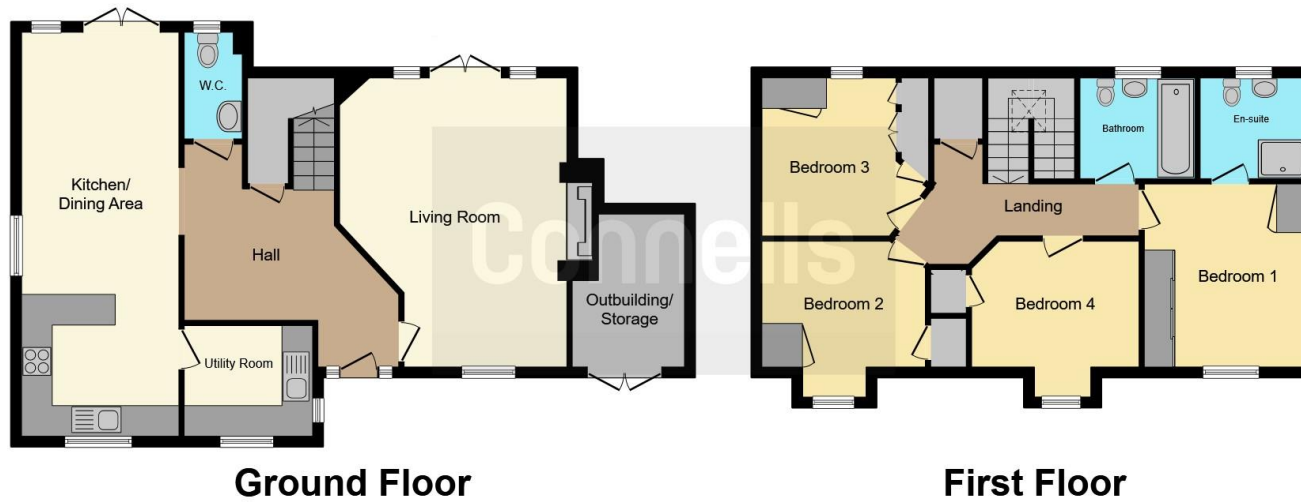
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriol are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.









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**T 01293 515 444**  
**E [crawley@connells.co.uk](mailto:crawley@connells.co.uk)**

57 High Street  
 CRAWLEY RH10 1BQ

**EPC Rating: Awaited**

Tenure: Freehold

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