



Rusper Road, Ifield

In Excess of £700,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

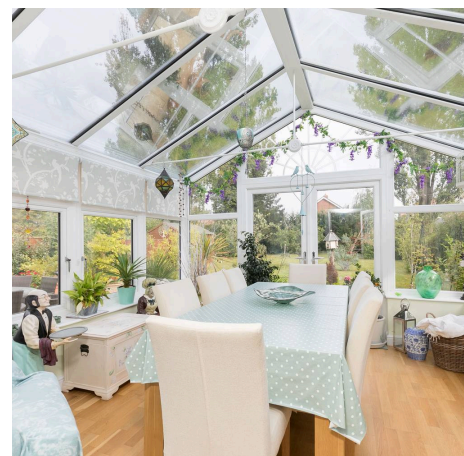




- Situated on the outskirts of Crawley
- Detached
- Scope for additional expansion (STPP)
- Three double bedrooms with master bedroom benefitting from en-suite shower room
- Integral garage & expansive driveway offering off road parking for numerous vehicles
- Private rear garden 110' (approx.) in length
- Council Tax Band 'F' & EPC 'D'

An upgraded three double bedroom detached family home situated on one of Crawley's most prestigious roads on a generously sized plot.

Upon entering the property on the ground floor there is an entrance canopy with door to front leading to the entrance hallway with stairs rising to first floor, under stairs recess area, storage cupboard and access to the cloakroom. The cloakroom is fitted in a white suite comprising low level WC, wall mounted wash hand basin, chrome ladder style heated towel rail and fully tiled. Door from the hallway leads you through to the L-shaped dual aspect living/dining room, which is of a particularly good size with window to front and French doors leading to the conservatory and benefits from an inset wood burner with carved wood surround and stone hearth. French doors open up into the Anglian conservatory which is of UPVC and quarter brick construction with glass roof and views across the rear garden. Situated to the rear of the property is the open plan kitchen/breakfast room which has been fitted with a range of wall and base units incorporating cupboards and drawers with wooden work tops over, integrated fridge/freezer and dishwasher, space for Rangemaster style oven with extractor hood over. The kitchen also benefits from a centre island with units below and a breakfast bar. Window and door to rear garden and access to the integral garage.

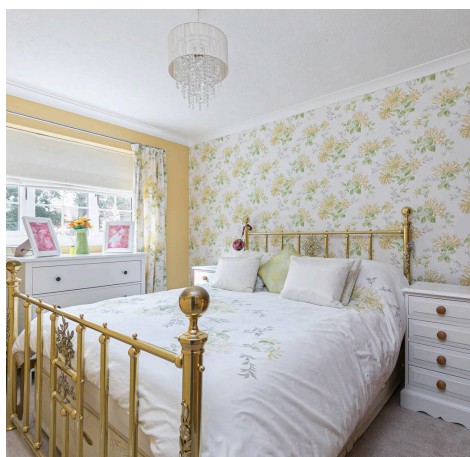


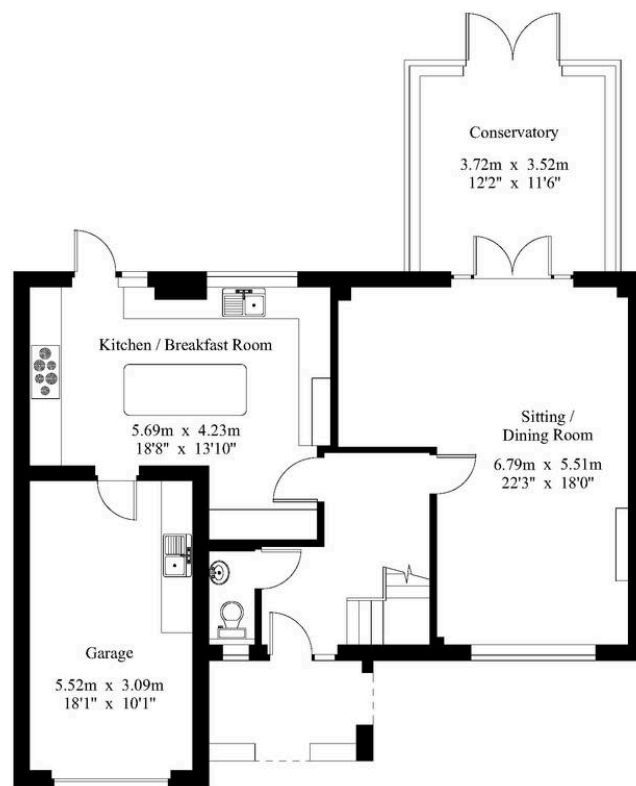


Stairs from the entrance hall lead to the first floor landing giving access to all rooms, access to the loft and airing cupboard housing water tank. The master bedroom overlooks the front and benefits from an en-suite comprising large shower cubicle with wall mounted shower, low level WC, wash hand basin within vanity unit and chrome ladder style heated towel rail. Bedrooms two and three are also double rooms and overlook the front and rear respectively. The family bathroom has been fitted in a white suite comprising panel enclosed bath with shower attachment over, low level WC, wash hand basin within vanity unit and chrome ladder style heated towel rail.

Outside the front of the property benefits from a wide frontage accessed via a five-bar wooden gate with driveway parking for numerous vehicles and a small area of lawn and access to the garage. The garage has an up and over door, power and light. Gated access takes you to the private rear garden measuring approximately 110' in length, enclosed by wooden panel fencing and hedge borders being mainly laid to lawn with patio area abutting the foot of the house and a timber built garden shed.

Early viewings are highly advised to appreciate what's on offer.

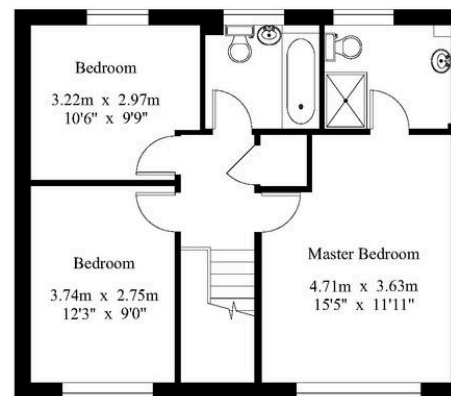




Ground Floor



Gross Internal Area : 154.9 sq.m (1667 sq.ft.)
(Including Garage)



First Floor

FOR IDENTIFICATION PURPOSES ONLY
© 2017 Trueplan (UK) Ltd. 01892 614 881

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.