



Connells

Trevellyan Bowers Place
Crawley Down



Property Description

****Spacious Family Home in Crawley Down****

This spacious family home is ideally located in Crawley Down, within walking distance of the village shops.

The property offers abundant family space with four versatile reception areas, including an office, playroom/dining room, lounge, and a bright conservatory. The ground floor layout is flexible, allowing the conservatory to serve as a dining area instead of the playroom/dining room based on your family's needs. The dedicated office provides a private space for working from home, ensuring ample room for everyone to either spread out for individual activities or come together for family celebrations and entertaining friends.

The kitchen/breakfast room at the front of the property is spacious enough for a family dining table, complemented by a utility room with access to the side of the house.

Additional features on the ground floor include a cloakroom and a storage area with an up-and-over door.

Upstairs, all four bedrooms are generously sized doubles, each with fitted wardrobes. The master bedroom benefits from an en-suite, ideal for couples with children, and there is a large family bathroom.

The unexpectedly large rear garden offers

plenty of space for family enjoyment, complete with a home office, ensuring everyone has their own space to relax and work.

Entrance Hall

Double glazed door and window to the front, under stairs cupboard, radiator. Carpeted stairs leading to the first floor.

Kitchen/ Dining Area

24' 3" x 9' 7" (7.39m x 2.92m)

A fitted kitchen with a range of base and eye-level units, inset one-and-a-half bowl stainless steel sink and drainer with rolling work surfaces surrounding, eye level integrated double oven, integrated electric hob with stainless steel cooker hood over, space for American style fridge freezer, double glazed window to the front, wooden flooring and spotlights. Dining Area: Space for table, radiator, spotlights, double glazed window to the side, double glazed pedestrian door to the side. Open to lounge.

Lounge

14' 6" x 13' 7" (4.42m x 4.14m)

Wooden flooring, feature fireplace with stone surround and hearth, radiator. Open to:

Conservatory

11' 6" x 7' 10" (3.51m x 2.39m)

A UPVC and brick construction with radiator and double glazed windows to rear and side, double glazed French doors to side leading to the rear garden.

Play Room

12' 7" x 10' (3.84m x 3.05m)

Double glazed French doors and two windows to rear, wood flooring and radiator.

Office

8' 8" x 8' 2" (2.64m x 2.49m)

Double glazed window to side, and radiator.

Utility Room

6' 11" x 5' 2" (2.11m x 1.57m)

Double glazed window to side, stainless steel sink with drainer, work surfaces, base and eye level units, space and plumbing for washing machine and space and plumbing for tumble dryer.

Cloakroom

Low level WC, wash hand basin and "ladder-style" heated towel rail.

Landing

Airing cupboard, radiator and loft access.

Bedroom One

13' 10" x 11' 4" (4.22m x 3.45m)

Double glazed window to rear, radiator, two built-in wardrobes spotlights and door leading to:

En-Suite

Frosted double glazed window to side, large walk-in shower cubicle, low level WC, wash hand basin with tiled splashback, tiled flooring.

Bedroom Two

14' 4" x 9' 1" (4.37m x 2.77m)

Double glazed window to rear, radiator and

two built-in wardrobes.

Bedroom Three

11' 9" x 8' 5" (3.58m x 2.57m)

Double glazed window to front, built-in wardrobe and radiator.

Bedroom Four

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to front, two built-in wardrobes and radiator.

Bathroom

Frosted double glazed window to the side, low level WC, wash hand basin, bath with screen and shower over, heated towel rail, tiled walls and tiled flooring.

Storage

With up-and-over door to front, pedestrian door to hall.

Front Garden

Gravel driveway providing parking for several cars and access to the front storage, fenced and hedge borders, side gate access to the rear garden.

Rear Garden

Rear garden mainly laid to lawn with fenced borders, patio area and pathway leading to a rear patio area and home office.

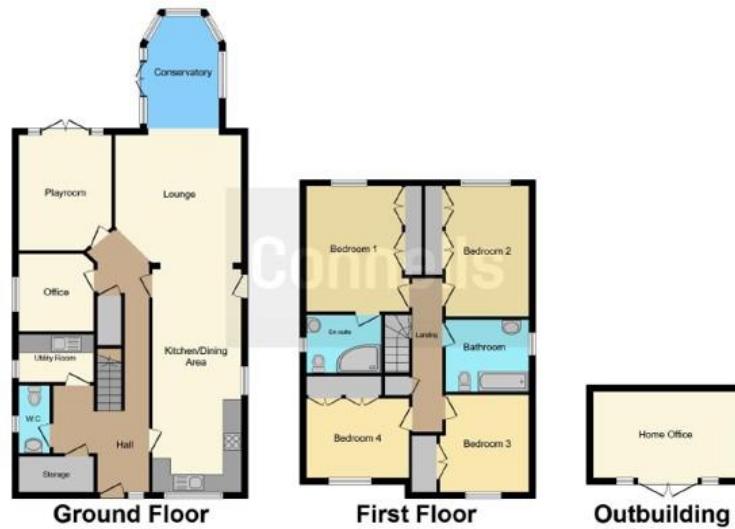
Home Office

A timber outbuilding with double glazed windows which has been insulated with power and light. This could be used as an outside office if required.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Directions to this property:

Head east on Copthorne Bank towards Charlwood Close, turn right onto Borers Arm Road, continue on Copthorne Road (A264). Take Turners Hill Road (B2028) to Stations Road in Crawley Down. Continue on Station Road, turn left onto Bowers Place and the property is at the end on your right.

EPC Rating: C

Tenure: Freehold



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