



Connells

Rushetts Lane
Crawley Down



Property Description

This stunning four-bedroom detached family home on Rushetts Lane in Crawley Down features a beautifully landscaped garden. Built by Taylor Wimpey in 2022 to a high specification, it includes the remainder of the NHBC warranty.

The ground floor offers an entrance hall, a snug, a cloakroom, and a large living room with a bay window. The open-plan kitchen/diner at the rear boasts high gloss white cupboards, complimentary black worktops, integrated Zanussi appliances, and a wine fridge.

Karndean flooring is both durable and attractive. French doors in the dining area open to a large patio with two areas, one partially covered by a pergola, ideal for all-weather entertaining.

Upstairs, the home includes four bedrooms, three with built-in wardrobes, and including three doubles. The master bedroom has an en-suite shower room, and there is a family bathroom.

Outside, the landscaped garden is bordered by brick walls and wooden fencing. The front terrace, perfect for morning coffee, adds charm.

A single garage at the rear, with a double parking space in front, completes the property.

This home must be seen to appreciate its size and high specification.

Enjoy the benefits of rural living, with country walks only moments away, whilst being surrounded by a vibrant new community.

Entrance Hall

Double glazed door to the front, under stairs storage cupboard, radiator, Karndean flooring, and spotlights. Carpeted stairs leading to the first floor.

Cloakroom/Utility

Low level W.C., wash hand basin, built-in-low level units with rolling work surface, chrome 'ladder' style heated towel rail, and Karndean flooring.

Study

8' 5" x 6' 10" (2.57m x 2.08m)

Double glazed window to the front, and radiator.

Lounge

15' 5" to the bay window x 13' 7" (4.70m to the bay window x 4.14m)

Dual aspect with double glazed bay window to the front, double glazed window to the side, radiator and double doors leading to:

Kitchen/ Diner

26' 1" x 10' 8" (7.95m x 3.25m)

A fitted kitchen with a range of base and eye-level units, inset one-and-a-half bowl stainless steel sink with mixer tap and drainer. Roll top work surfaces surrounding to the breakfast bar, eye level integrated Zanussi double oven, integrated 5 ring gas hob with glossy splashback and stainless steel cooker hood over, space for large fridge freezer, slim line wine fridge, double glazed window to the rear, double glazed French patio doors to the rear, radiator, Karndean flooring and spotlights. Space for table.

Landing

Airing cupboard, radiator, and loft access with ladder, light, and part boarded.

Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

Double glazed window to the rear, four built-in-wardrobes, and radiator.

En-Suite

Low level W.C., walk in shower cubicle with rainfall shower over, hand wash basin, chrome 'ladder' style heated towel rail, extractor fan, and spotlights.

Bedroom Two

13' 11" max x 9' 9" (4.24m max x 2.97m)

Double glazed window to the front, 4 built-in-wardrobes, and radiator.

Bedroom Three

10' 10" x 8' 11" (3.30m x 2.72m)

Double glazed window to the side and rear, 3 built-in-wardrobes, and radiator.

Bedroom Four

12' max x 9' 10" max (3.66m max x 3.00m max)

Double glazed window to the rear, and radiator.

Bathroom

Frosted double glazed window to the rear, low level W.C., wash hand basin, panel bath with screen and shower over, part tiled walls, extractor fan, chrome 'ladder' style heated towel rail, Karndean flooring and spotlights.

Garage

Located at the rear of the property. Garage with up and over door to the front, power, and light. Parking for two cars to the front of the garage.

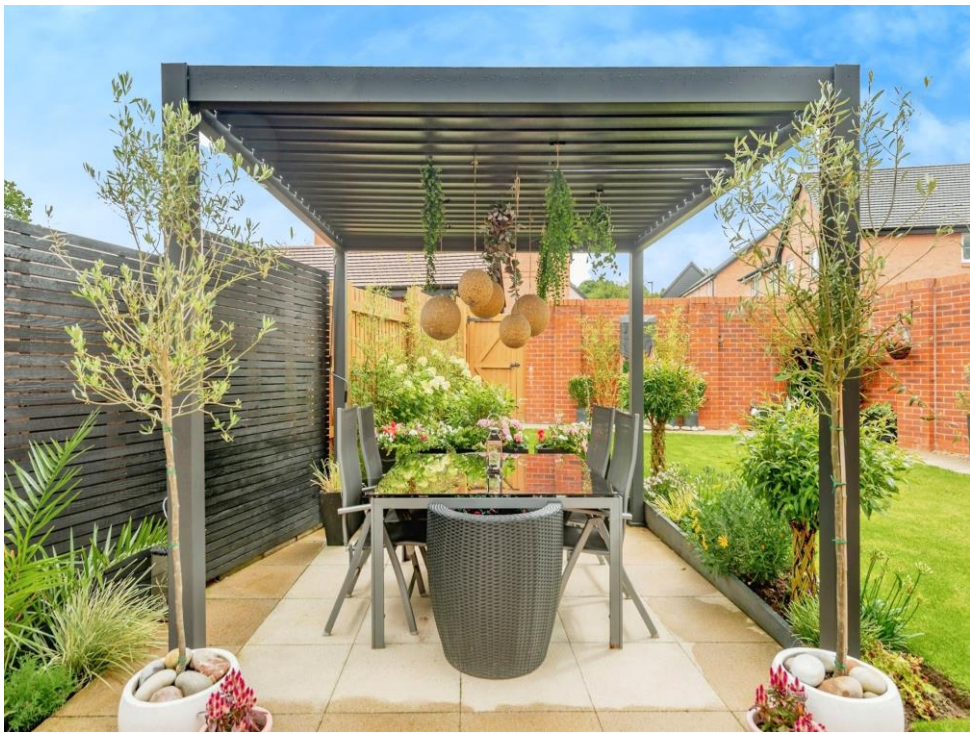
Front Garden

Located on a corner plot, with patio to the front, space for garden table overlooking the woodlands, shrubs, and vertical bar fencing.

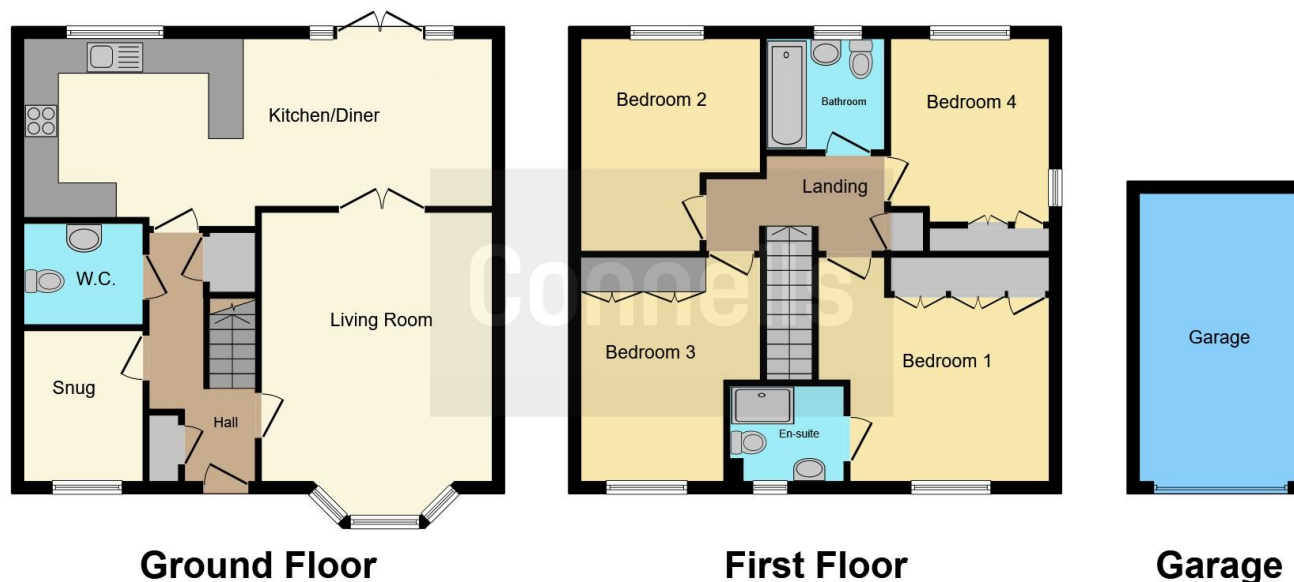
Rear Garden

Fully enclosed garden with large patio and pergola over, laid to lawn with shrubs, path leading around the edge of the garden to the wooden gate at the rear, fenced and walled borders.









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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directions to this property:

Travelling from our office in Copthorne Bank RH10 3QX, turn right continue along Copthorne Bank, at Borers Arms Road turn right, continue along Borers Arms Road, at the end turn left onto Copthorne Common Road, at the Dukes Head Roundabout, take the 3rd exit onto Turners Hill Rd/B2028. Turn left onto Sandy Lane, turn left onto Hophurst Lane, turn right onto Burleigh Way, turn left onto Larches Way, turn left onto Hazel Way, turn right onto Hazel Close, Hazel Close turns slightly left and becomes **EPG Rating: B** You will find the property on the right hand side.

Tenure: Freehold



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Property Ref: COP403977 - 0003