



**Connells**

Hophurst Drive  
Crawley Down





## Property Description

This beautifully presented modern property offers three spacious double bedrooms and is situated in the sought-after village of Crawley Down, just a short walk from local schools and shops.

The first-floor features three very large double bedrooms, including a master with its own en-suite, as well as a family bathroom.

On the ground floor, you'll find a bright and spacious kitchen/diner with integrated appliances and sleek white cabinetry, creating a perfect space for family meals and entertaining. The kitchen opens onto a sunny, south-facing rear garden, ideal for outdoor living.

The front lounge provides a capacious space for relaxation, ideal for family time.

Outside, the south-facing garden offers a patio area for al fresco dining and a lawned area, creating a private, tranquil space for both relaxation and play.

Additional parking is available in the gated carport, alongside parking at the front of the property.

To truly appreciate the space, style, and location of this home, viewing is essential. Don't miss the opportunity to make this your new village home!

## Entrance Hall

Double glazed door to the front, double glazed window to the side, radiator, and wooden flooring.

## Cloakroom

Frosted double glazed window to the side, low level W.C., vanity hand wash basin with storage under, radiator, and tiled flooring.

## Lounge

15' 8" +bay window x 12' 1" ( 4.78m +bay window x 3.68m )

Double glazed bay window to the front, feature panel wall, radiator, and under stairs cupboard.

## Kitchen/ Diner

15' 5" max x 13' 3" + bay window ( 4.70m max x 4.04m + bay window )

A fitted kitchen with a range of base and eye-level cream units, stainless steel sink with one-and-a-half bowls and drainer with work surfaces surrounding, tiled splash backs, integrated electric oven with gas hob and stainless-steel splash back and cooker hood over, integrated fridge/freezer, space and plumbing for dish washer, space and plumbing for washing machine, tiled flooring, spotlights, radiator, and space for table.

Double glazed French bay style patio doors leading to the rear garden, double glazed pedestrian door to the side leading to the carport.

## Landing

Airing cupboard, loft access: part boarded with pull down ladder and light. Radiator and spotlights.

## Bedroom One

14' x 10' 2" ( 4.27m x 3.10m )

Double glazed window to the front, built-in wardrobe with frosted sliding doors, and radiator.

## En-Suite

Frosted double glazed window to the rear, double shower cubicle, vanity unit with low level W.C. and wash hand basin with storage, extractor fan, part tiled walls, spotlights, radiator, and tiled flooring.

## Bedroom Two

15' 5" max x 11' 10" max ( 4.70m max x 3.61m max )

Two double glazed windows to the front, and radiator.

## Bedroom Three

15' 8" x 11' 4" ( 4.78m x 3.45m )

Two double glazed windows to the rear with wooden shutters, built-in-storage cupboard, and radiator.

## Bathroom

Frosted double glazed window to the rear, panel bath with shower and screen, vanity hand wash basin with storage under and low-level W.C., part tiled walls, radiator, extractor fan, and tiled flooring.

## Front Garden

Block brick driveway with parking for three cars and access to the gated car port. Artificial grass to the front with shrubs and decorative trees.

## Car Port

Adjacent to the property with double gated access, space for one car, block paved, and access to the rear garden.

## Rear Garden

Mainly laid to lawn with a patio the length of the property and path leading to the shed at the rear of the garden, fenced borders, mature trees, shrubs, and gate accessing the car port.















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](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/COP403115](http://connells.co.uk/Property/COP403115)**

**Directions to this property:**

From Copthorne proceed along the A264 towards The Dukes Head roundabout take the third exit into Turners Hill Road, proceed along Turners Hill Road for approximately a mile turning left into Sandy Lane, continue along Sandy Lane until the end. Turn right on to Hophurst Lane, then left in to Hophurst Drive and the property can be found a short way along on the right-hand side.

**EPC Rating: Awaited**

Tenure: Freehold



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