



Connells

Bricklands
Crawley Down



Property Description

An exceptionally presented three-bedroom semi-detached home situated in the heart of Crawley Down village. This impressive property has been finished to a high standard throughout, showcasing great attention to detail and stylish modern interiors.

The accommodation features a stunning shaker style kitchen, spacious living/dining area complete with a bespoke built-in entertainment unit, and a ground-floor cloakroom. Upstairs offers two generous double bedrooms, a well-proportioned single bedroom, and a beautifully appointed family bathroom.

Outside the property boasts a landscaped rear garden, ideal for relaxing or entertaining, along with a brick-built garden office-perfect for home working. To the front, a gated driveway provides secure off-road parking for several cars.

Located just moments from village amenities, school, and transport links, this exceptional home combines modern living with a convenient and sought-after location.

Entrance Hall

Composite door to the front, marble effect tiled flooring, radiator, spotlights, and carpeted stairs leading to the first floor.

Cloakroom

Frosted double glazed window to the side, low level W.C., vanity hand wash basin with storage under, 'ladder' style towel radiator, marble effect tiled flooring, and spotlights.

Kitchen

10' 4" x 13' 8" (3.15m x 4.17m)

Beautiful shaker style kitchen with a range of base and eye-level units with soft close doors, under unit lighting and kick back lighting. Ceramic double butler style sink, Quartz work surfaces surrounding, electric hob with cooker hood over, double eye-level electric oven, integrated wine cooler, integrated dishwasher, integrated washing machine, integrated tumble dryer, space for American style fridge/freezer, shelving, marble effect tiled flooring, and spotlights. Double glazed window to the front.

Living/ Dining Room

9' 7" x 20' 7" (2.92m x 6.27m)

Double glazed window to the side, double glazed window to the rear, and double glazed bifold doors to the rear. Built-in bespoke entertainment unit with shelving, radiator, marble effect tiled flooring, and spotlights.

Landing

Double glazed window to the side, spotlights, and pendant lighting to the stairs. Loft access



with ladder, light, and fully boarded.

Bedroom One

10' x 13' 4" (3.05m x 4.06m)

Double glazed window to the rear, radiator, spotlights, and pendant lighting.

Bedroom Two

10' 4" x 10' 3" (3.15m x 3.12m)

Double glazed window to the front, radiator, and spotlights.

Bedroom Three

9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to the rear, double glazed window to the side, radiator, and spotlights.

Bathroom

7' x 7' 9" (2.13m x 2.36m)

Panel bath with rainfall shower, hand shower attachment and screen, low level W.C., vanity hand wash basin with storage under, chrome 'ladder' style towel radiator, part tiled walls, tiled flooring, extractor fan, and spotlights.

Outside Office

6' 1" x 5' 4" (1.85m x 1.63m)

Brick built with composite door to the side, double glazed window to the front, wooden flooring, power, and lighting. (Space currently used as an office.)

Front Garden

Automated five bar entrance gate, shingle driveway with extensive parking for several cars, area laid to lawn, fence and shrub borders, side gate accessing the outside office and rear garden.

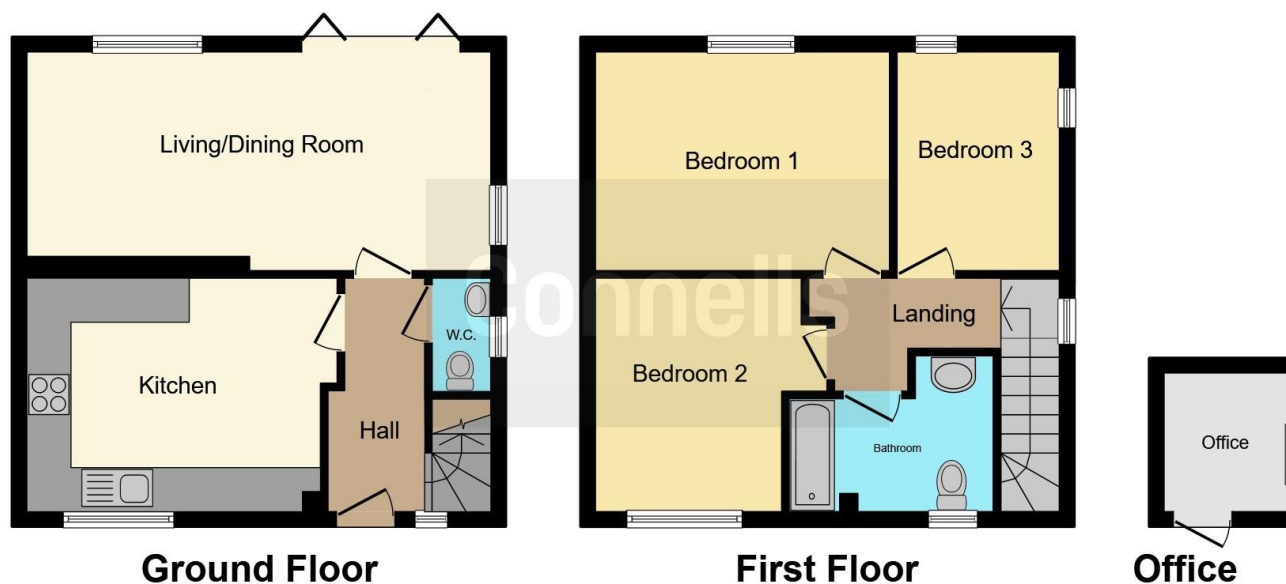
Rear Garden

Beautifully landscaped garden with chevron patterned wood effect porcelain tiles the width of the property wrapping around the side-accessing the outside office, mainly laid to lawn sectioned by wooden sleepers, raised sleeper beds with shrubs, fenced borders, shed, down lighting on the rear of the property, and side gate accessing the front of the property.









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 the agent's office in Copthorne Bank, turn left at The Prince Albert Pub on to Brookhill Road, follow the Road to the end turning left at the roundabout on to Copthorne Common Road, at the Dukes Head roundabout turn right (third exit) into Turners Hill Road. Continue along Turners Hill Road for approx. 1 mile and turn left into Grange Road. Continue along Grange Road and turn right into Kiln Road. Take the next turning on the left into Bricklands. You will find the property directly on the left-hand side.

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold



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Property Ref: COP404238 - 0004