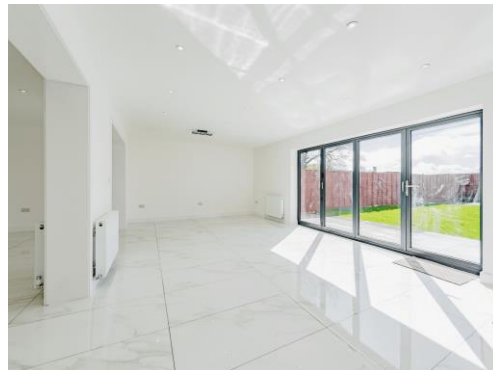
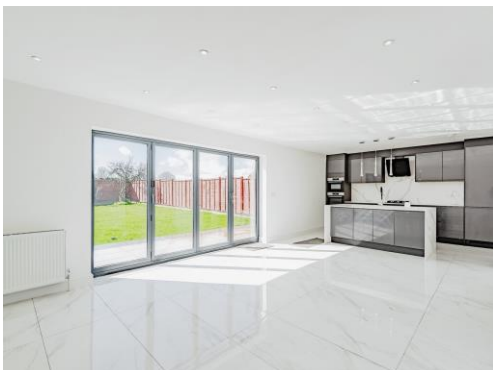




**Connells**

Orchard Farm Cottages Holtye Road  
East Grinstead



## Property Description

Connells are delighted to bring to the market this significantly upgraded 4/5 bedroom semi detached family home, located in the ever popular residential road of Holtye Road, offering idyllic countryside views, whilst being within easy access of East Grinstead Town Centre. The property is presented over three floors to offer spacious accommodation throughout and this includes a spacious entrance hall giving access to a beautiful downstairs bathroom with separate bath and shower facilities. There are two large reception rooms to the front, one for a lounge and a further reception room, which would be ideal for a snug or play room. To the rear of the property, there is plenty to offer with a large dining room which is open plan and leads onto a stunning open plan kitchen/breakfast. The room spans the width of the property and boasts bi-folding doors to the rear, flooring the room with light. The kitchen itself offers a range of modern integrated appliances and leads to a convenient utility room, where there is space for further white goods. On the first floor, there are three bedrooms, two spacious doubles and a further bedroom ideal as a home office. There is also a modern shower room. On the second floor, there is a stunning master bedroom with a beautiful en-suite with corner shower unit. Externally, the property benefits from a large private rear garden, which is laid to lawn with patio area. Whilst to the front, there is a pebbled driveway.

## Entrance Hall

With stairs leading to first floor. Understairs

storage cupboard, power points, radiator and tiled floor.

## Downstairs Bathroom

With window to the side. Suite comprising low level WC and wash hand basin with vanity unit. Bath with mixer tap and corner shower unit with shower over. Heated towel rail, tiled walls and floor.

## Lounge

14' 4" x 12' 8" ( 4.37m x 3.86m )

With window to the front. Power points, radiator and fitted carpet.

## Dining Room

11' 8" x 23' 6" ( 3.56m x 7.16m )

Tiled floor with underfloor heating, power points and radiator.

## Study

12' 5" x 10' 8" ( 3.78m x 3.25m )

With underfloor heating, fitted carpet, power points and radiator.

## Kitchen

14' 1" x 10' ( 4.29m x 3.05m )

With bi-fold patio doors to the rear. Range of wall and base units incorporating sink with mixer tap. Eye-level electric oven and gas hob with extractor over. Built-in fridge freezer and dishwasher. Integrated bin store. Tiled floor with underfloor heating, power points and radiator.

## Utility Room

9' 5" x 8' 5" ( 2.87m x 2.57m )

Wall mounted boiler. Radiator, power points and tiled floor.

## Landing

With window to the front. Doors to all rooms. Stairs leading to Second Floor. Power points and fitted carpet.

## Bedroom 2

11' 8" x 13' 8" ( 3.56m x 4.17m )

With window to the rear. Radiator, power points and fitted carpet.

## Bedroom 3

11' 8" x 9' 5" ( 3.56m x 2.87m )

With window to the rear. Radiator, power points and fitted carpet.

## Bedroom 4

8' 9" x 4' 9" ( 2.67m x 1.45m )

With window to the front. Radiator, power points and fitted carpet.

## Family Bathroom

With window to the front. Suite comprising low level WC, wash hand basin and shower unit with shower over. Tiled walls and floor.

## Second Floor Landing

With window to the front and fitted carpet.

## Master Bedroom

15' 4" x 13' 8" ( 4.67m x 4.17m )

Dual aspect with windows to the front and rear. Radiator, power points and fitted carpet.

## En Suite

Dual aspect with windows to the front and rear. Suite comprising low level WC, wash hand basin and vanity unit. Corner shower unit with shower over. Heated towel rail, tiled walls and floor.

## Front Garden

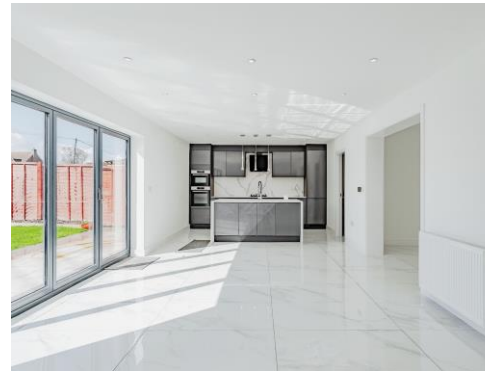
Pebble frontage.

## Rear Garden

Laid to lawn with fenced boundaries. Patio area and shrub borders.

## Parking

Driveway to front with parking for several cars.









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.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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