



**Connells**

Lancaster Drive  
East Grinstead





## Property Description

FOUR BEDROOM DETACHED HOME WITH TWO BEDROOM ANNEXE! A truly unique property which is presented to the market in superb order throughout after being significantly upgraded by the current owners and positioned on a very generous plot. The property offers extremely versatile accommodation to suit a variety of needs. The property benefits from an entrance hall with a modern downstairs WC. The entrance hall leads through to a lounge/diner spanning the length of the property with bi-folding doors to the rear and a feature electric fireplace. There is also a stunning double aspect kitchen/ breakfast room. The kitchen boasts a range of integrated appliances including an eye level triple oven, dish washer and a pop-up power point bank. The breakfast bar area completes the room creating an ideal area to host and entertain. The first floor boasts two large double bedrooms, the master bedroom complete with fitted wardrobes. There are two further good-sized bedrooms and beautiful family bathroom with both bath and shower facilities. The annexe has a similar style throughout with a bright and spacious open plan ground floor with a well-equipped kitchen and open plan lounge area. On the first floor, there are two double bedrooms and a modern family bathroom. Both dwellings have access to a beautiful rear garden, laid to lawn with a large patio area. To the front, the property has a substantial driveway with off road parking for multiple cars and a double width garage.

## Front Garden

Double drive with lawned area and pathway leading to front door.

## Entrance Hall

With stairs leading to the first floor. Understairs cupboard, power points and radiator.

## Downstairs Bathroom

With window to the rear. Suite comprising low level Wc and wash hand basin with vanity unit under. Corner shower unit with shower over. Heated towel rail and tiled floor.

## Lounge

22' 1" x 11' 4" ( 6.73m x 3.45m )

Dual aspect with window to the front and bi-fold doors to the rear. Feature electric fire, TV point, power points, radiator and laminate flooring.

## Kitchen

21' x 9' 9" ( 6.40m x 2.97m )

Dual aspect with window to the front and patio doors to the rear. Range of wall and base units with work tops over, incorporating stainless steel sink with mixer taps. Eye-level triple electric oven, electric hob. Built-in washing machine and dishwasher. Breakfast bar area. Power points and power point bank, radiator and laminate flooring.

## Landing

With doors to all rooms and access to the loft. Storage cupboard, power points and fitted carpet.

### Bedroom 1

11' 2" x 13' 7" ( 3.40m x 4.14m )

With window to the front. Fitted wardrobes, TV point, power points, radiator and fitted carpet.

### Bedroom 2

10' 5" x 11' 7" ( 3.17m x 3.53m )

With window to the front. Storage cupboard, power points, radiator and laminate flooring.

### Bedroom 3

10' x 9' 7" ( 3.05m x 2.92m )

With window to the rear. Fitted wardrobes, power points, radiator and fitted carpet.

### Bedroom 4

11' 7" x 8' ( 3.53m x 2.44m )

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

### Family Bathroom

With window to the rear. Suite comprising low level Wc and wash hand basin with vanity unit under. Panelled bath with mixer tap and shower attachment with vanity screen. Heated towel rail, part tiled walls and tiled floor.

### Rear Garden

With fenced boundaries and side access. Laid to lawn with patio and decking area and borders of mature shrubs and bushes. Outside tap.

### ANNEXE

### Annexe Lounge/Kitchen

19' 3" x 19' 9" ( 5.87m x 6.02m )

Dual aspect with window to the front and window and patio door to the rear. Stairs leading to first floor. TV point, radiator, power points and laminate flooring.

Kitchen area with range of wall and base units with work tops incorporating chrome sink and mixer tap. Electric eye-level oven and electric hob. Space for fridge freezer, larder cupboard and plumbing for washing machine.

### Annexe Landing

With doors leading to all rooms. Loft access, power points and fitted carpet.

### Annexe Bedroom 1

8' 4" x 16' 7" ( 2.54m x 5.05m )

With windows to the front. Radiator, power points and laminate flooring.

### Annexe Bedroom 2

8' 9" x 12' 2" ( 2.67m x 3.71m )

With window to the rear. Radiator, power points and laminate flooring.

### Annexe Bathroom

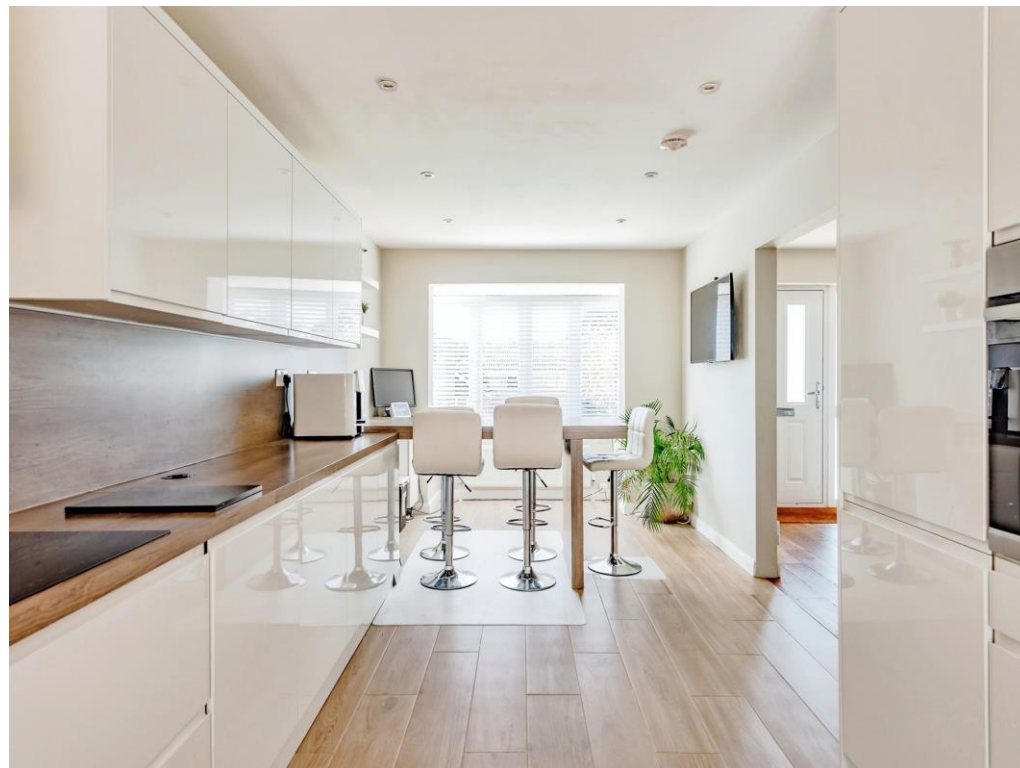
With window to the rear. Suite comprising low level Wc and wash hand basin with vanity unit under. Panelled bath with mixer tap, shower attachment and vanity screen. Heated towel rail and laminate flooring.

### Parking

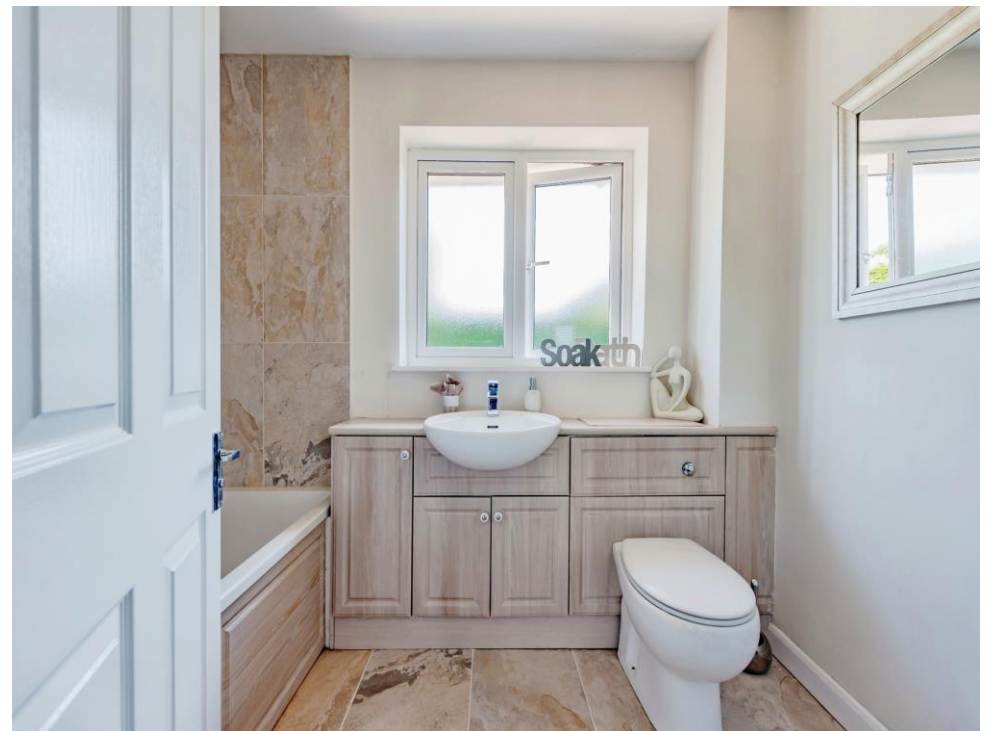
Large drive to front with space for several cars.

### Garage

Double width garage with up and over door to front. Window and door to rear and internal power.













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**EPC Rating: C**

Tenure: Freehold

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