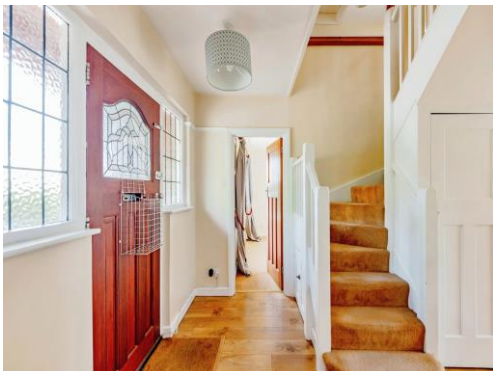




**Connells**

Thornfield House Dunnings Road  
East Grinstead





## Property Description

An imposing and spacious four bedroom detached family home, situated on the edge of East Grinstead Town Centre, the property is presented to the market with no onward chain and boasts many traditional features and is the perfect family home. Internally, the property benefits from an inviting entrance hall with access to a spacious lounge with a feature fireplace, there is also a separate dining room, which would make for a perfect play room or home office too. To the rear, there is a particularly spacious kitchen with ample storage and plenty of room for white goods. This leads through to a well equipped utility room offering access to the rear garden and a modern WC. The ground floor is complete with a large conservatory, offering access to the rear garden. On the first floor, the property boasts a stunning master bedroom with a walk in wardrobe and a modern en-suite shower room with a double width walk in shower room. In addition to this, there are two further double bedrooms and a fourth bedroom, ideal for a home office or children's bedroom. The property is complete with a modern white suite bathroom with both bath and shower facilities. The property also boasts CAT5E cabling. Externally, the property has plenty to offer with a pebbled driveway with off road parking for multiple cars and a private rear garden laid to lawn with a good sized patio area. Situated on this popular road, there is ideal access to Ofsted rated schools, local shops and the town centre.

## Front Garden

Pebble frontage and driveway leading to:

## Entrance Hall

With window to the side. Stairs leading to first floor, storage cupboard and power points.

## Cloakroom

With window to the side. Suite comprising low level wc and wash hand basin. Tiled floor and under floor heating.

## Lounge

22' 1" x 11' ( 6.73m x 3.35m )

With window to the front. Feature fireplace and surround. TV point, power points, under floor heating and fitted carpet.

## Dining Room

13' 1" x 11' ( 3.99m x 3.35m )

With window to the front. TV point, power points, under floor heating and laminate flooring.

## Kitchen

18' 1" max x 14' 4" max ( 5.51m max x 4.37m max )

With window to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for oven with extractor over. Space for fridge freezer and plumbing for dishwasher. Part-tiled walls, power points and tiled floor and under floor heating

## Utility Room

9' 4" x 4' 9" ( 2.84m x 1.45m )

With door to the rear and window to the side. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Wall mounted boiler. Plumbing for tumble dryer. Part-tiled walls, power points and tiled floor and under floor heating.

## Conservatory

13' 3" max x 15' 1" max ( 4.04m max x 4.60m max )

With windows to the rear and windows and door to the side. Power points and laminate flooring.

## Landing

With doors to all rooms. Access to the loft. Radiator, power points and fitted carpet.

## Bedroom 1

14' x 11' 1" max ( 4.27m x 3.38m max )

With window to the front. Walk-in wardrobe with hanging rails, light and carpet. TV point, radiator, power points and fitted carpet.

## Bedroom 2

12' 7" x 12' 8" ( 3.84m x 3.86m )

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

## Bedroom 3

13' 1" x 11' 2" ( 3.99m x 3.40m )

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

## Bedroom 4

6' 5" x 8' 5" ( 1.96m x 2.57m )

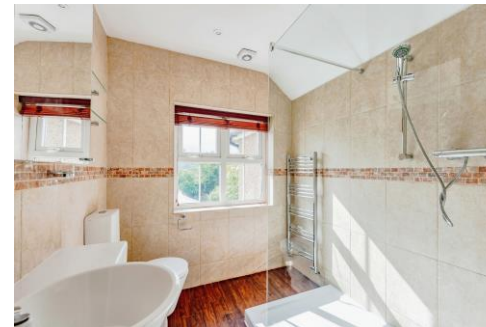
With window to the front. Radiator, power points and fitted carpet.

## Bathroom

With window to the rear. Suite comprising low level wc, wash hand basin, bath with mixer tap and shower over and vanity screen. Heated towel rail, storage cupboard. Tiled walls and floor.

## Rear Garden

Laid to lawn with patio area and fenced boundaries. Garden shed, greenhouse and side access. Outside hot water tap.















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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**EPC Rating: D**

Tenure: Freehold

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