



Connells

Kingscote Way
East Grinstead



Property Description

STUNNING FAMILY HOME! Situated on the particularly popular 'Oaks' development within East Grinstead, is this superb four-bedroom semi-detached family home. The property was built in 2015 by Crest Nicholson and offers fantastic accommodation throughout to suit every family's needs. Internally, the property benefits from an inviting entrance hall with storage space and access to a convene WC. To the front of the property is a modern kitchen/diner. The kitchen is equipped with a range of integrated modern appliances and benefits from a spacious dining area, creating the perfect family space. To the rear of the property is a bright and spacious lounge which spans the width of the property and boasts patio doors offering access to the rear garden. On the first floor, there is a good size master bedroom, benefiting from an en-suite shower room. There are two further double bedrooms to the front and a spacious fourth bedroom, ideal as a home office or children's bedroom. The accommodation is complete with a modern family bathroom, offering both bath and shower facilities. Externally, there is an attractive front lawn garden, with a driveway and garage to the side. To the rear, there is a beautifully maintained garden, with both patio and astro-turf. The property is situated within easy reach of local shops, and Ofsted rated schools including Imberhorne secondary school. **AN INTERNAL VIEWING IS HIGHLY ADVISED!**

Front Garden

Laid to lawn with path leading to front door.

Entrance Hall

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

Cloakroom

With window to the front and suite comprising low level WC and wash hand basin. Radiator and laminate flooring.

Lounge

14' x 16' 9" (4.27m x 5.11m)
With window and patio doors to the rear. TV point, radiator, power points and laminate flooring.

Kitchen/Diner

17' 3" x 9' 3" (5.26m x 2.82m)
With window to the front. Range of wall and base units with worktops over, incorporating stainless steel sink and drainer. Eye-level double electric oven and electric hob with extractor over. Space for fridge freezer, plumbing for dishwasher and washing machine. Radiator, power points and laminate flooring.

Landing

With doors leading to all room. Storage cupboard, power points and fitted carpet.

Bedroom 1

13' 4" max x 10' 1" (4.06m max x 3.07m)

With window to the rear. TV point, radiator, power points and fitted carpet.

Bedroom 2

10' 6" x 10' (3.20m x 3.05m)

With window to the front and range of built-in wardrobes with sliding doors. Radiator, power points and fitted carpet.

Bedroom 3

12' 1" x 6' 7" (3.68m x 2.01m)

With window to the front. Storage cupboard, radiator, power points and fitted carpet.

Bedroom 4

8' 9" x 6' 7" (2.67m x 2.01m)

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

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with shower attachment. Heated towel rail, tiled walls, extractor and laminate flooring.

Rear Garden

With fenced boundaries and side access. Astroturf with patio area and garden shed.

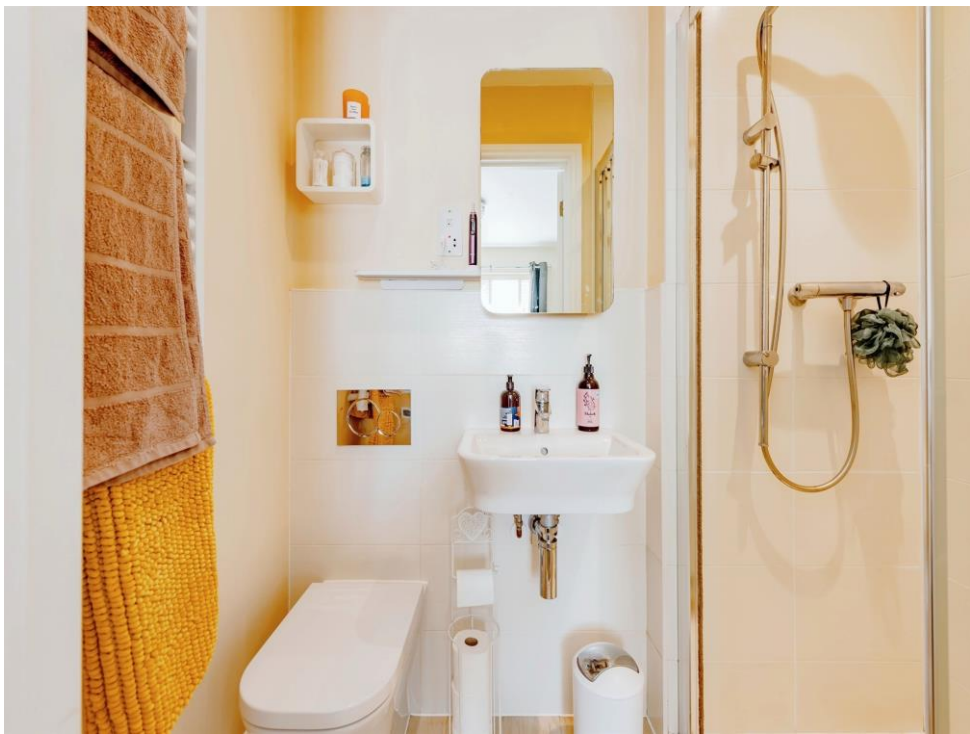
Parking

Driveway to front.

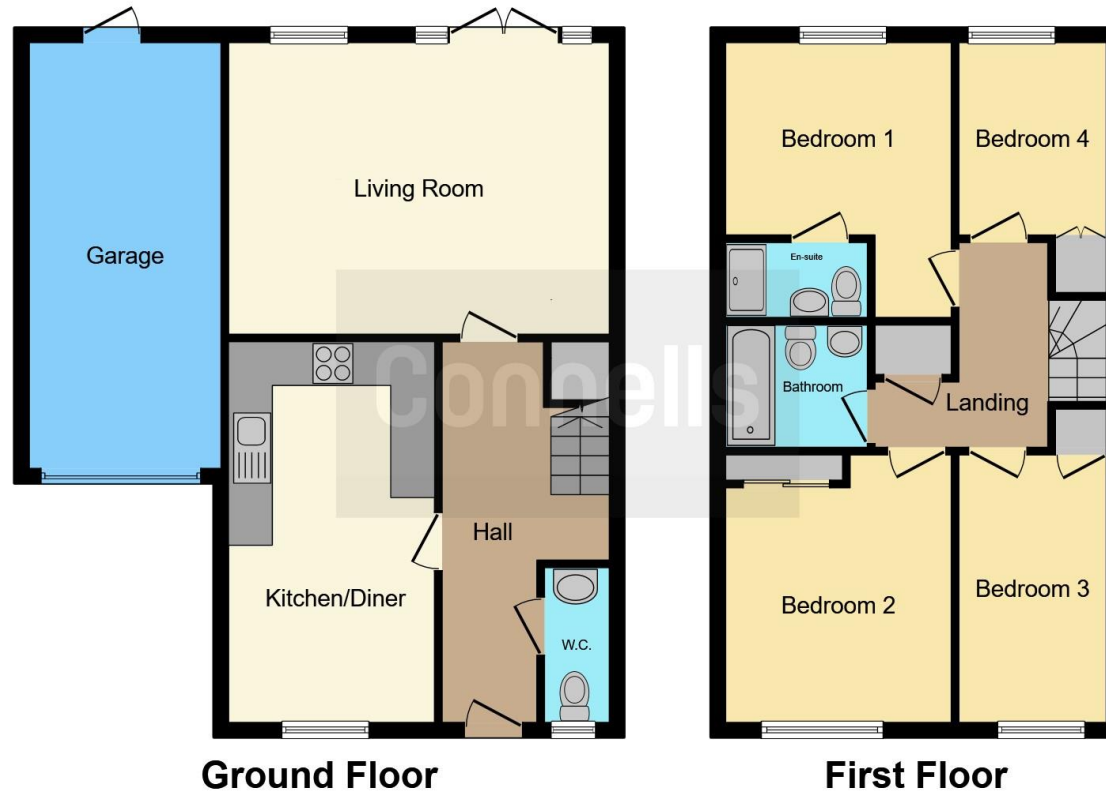
Garage

With up and over door to front and access to garden via the rear.









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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EPC Rating: B

Tenure: Freehold

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