



Connells

Baldwins Field
East Grinstead



Property Description

Connells are delighted to present to the market this superb four-bedroom detached family home, situated in an enviable cul de sac location, within East Grinstead. The property is presented to the market in fantastic order throughout and would make a great family home. Internally, the property comprises of an inviting entrance hall with built in storage and a convenient WC. To the rear of the property, there is a welcoming lounge area and a good sized dining area, with patio doors leading to the rear garden. In addition to this there is a well-equipped kitchen, offering ample work top and storage space, with a range of integrated appliances. On the first floor, the spacious theme continues with a master bedroom, complete with a range of fitted wardrobes and units, and an upgraded en suite with a modern shower unit. There is also an equally spacious second double bedroom. The property further benefits from two further bedrooms and a white suite family bathroom, with both bath and shower facilities. Externally, the property offers a driveway to the front with an EV charging point, and a double width garage with internal power and access to the rear garden and to the property too. The rear garden, wraps round the property to offer a particularly generous garden with patio and a large lawn area. Situated in this cul de sac location, there is ideal access to Ofsted rated primary & secondary schools. The town centre, and mainline train station are both also within easy reach.

Front Garden

Paved drive to front door.

Entrance Hall

With stairs to the first floor. Storage cupboard, understairs cupboard, radiator, power points and laminate flooring.

Cloakroom

With window to the side. Suite comprising low level WC and wash hand basin. Radiator, part-tiled walls and tiled floor.

Lounge

17' x 10' 9" (5.18m x 3.28m)

With windows to the rear. Feature electric fireplace, TV point, radiator, power points and laminate flooring,

Dining Room

9' 1" x 10' 7" (2.77m x 3.23m)

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

Kitchen

9' 7" x 13' 1" (2.92m x 3.99m)

Dual aspect with windows to the side and rear. Range of wall and base units with worktops over incorporating sink with mixer tap and drainer. Electric eye-level oven and gas hob with extractor over. Built-in fridge freezer and dishwasher. Plumbing for washing machine. Part-tiled walls, power points and laminate flooring.

Landing

With window to the side and doors to all rooms. Storage cupboard, power points and fitted carpet.

Bedroom 1

10' 6" x 12' (3.20m x 3.66m)

With window to the rear. Range of fitted wardrobes and units. Radiator, power points and laminate flooring.

En Suite

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit under and walk in shower unit with rainfall shower over. Heated towel rail, tiled walls and tiled floor.

Bedroom 2

10' 4" x 10' 5" (3.15m x 3.17m)

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

Bedroom 3

7' 4" x 9' 1" (2.24m x 2.77m)

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

Bedroom 4

8' 7" x 6' 2" (2.62m x 1.88m)

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

Bathroom

With window to the front. Suite comprising low level WC, wash hand basin with vanity unit under and panelled bath with mixer tap and shower over with vanity screen. Heated towel rail, tiled walls and tiled floor.

Rear Garden

With fenced boundaries and side access. Laid to lawn with patio area. Mature bush borders and trees. Outside tap and garden shed.

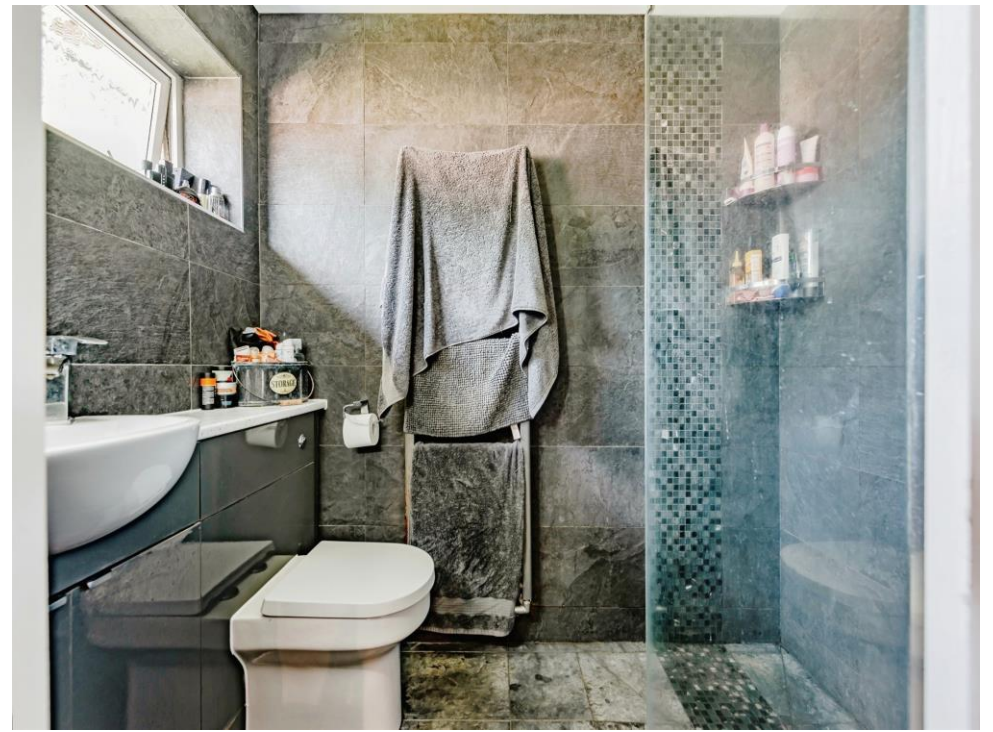
Parking

Driveway to front with EV point.

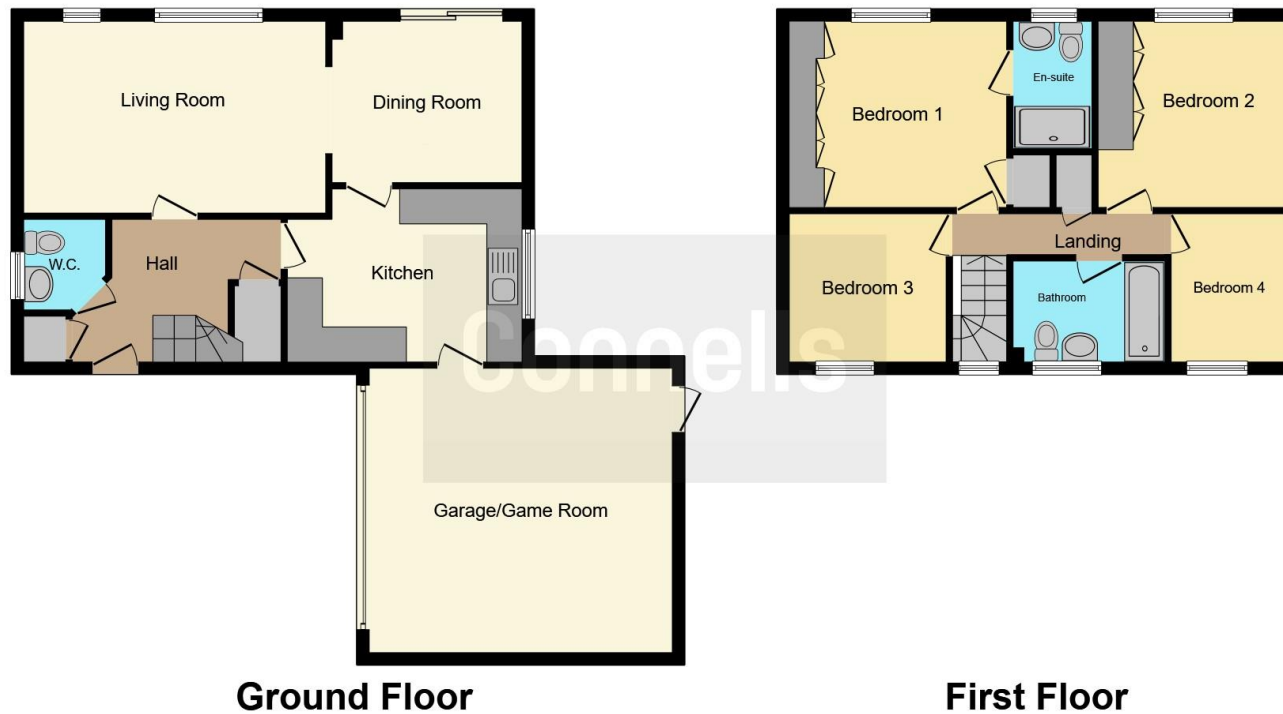
Double Garage

With up and over door to front and door to rear. Racking and power points.









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: D

Tenure: Freehold

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