



Connells

Manning Close
EAST GRINSTEAD

Manning Close EAST GRINSTEAD RH19 2DR

for sale
£475,000



Property Description

A delightful five-bedroom mid terraced family home, situated in the heart of East Grinstead. Ideal for families, the property is presented over three floors and offers ample accommodation to suit a variety of family's needs. Internally, the property comprises of an entrance hall leading through to a spacious kitchen/ diner spanning the width of the property. The kitchen itself offers ample storage space and further space for a variety of modern appliances and white goods. The dining area is of equal size, and perfect for family living. To the rear, there is a conservatory, providing access to the rear garden, the conservatory also has internal power points too, and would make an ideal family room. The ground floor also has a convenient utility room with further space for white goods. On the first floor, there is a spacious lounge to the front, with patio doors onto a balcony overlooking the communal garden. There are also two bedrooms to the rear, with the larger of the two having fitted units, there is also a WC. On the second floor, the property boasts a master bedroom to the front, with a range of fitted wardrobes, with an en suite shower room. There is also two further bedrooms and a family bathroom, with both bath and shower facilities on the second floor. Externally, there is a private rear garden, which is laid to lawn, with decking and a lawn area. Whilst to the front, there is a driveway and a garage, with further communal spaces close by.

Path To Front Door

Entrance Hall

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

Kitchen/Diner

8' 7" x 17' 1" (2.62m x 5.21m)

With window and patio door to the rear. Range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for fridge freezer, electric oven, electric hob with extractor over and built-in dishwasher. Part-tiled walls, power points, radiator and laminate flooring.

Utility Room

6' 1" x 4' 5" (1.85m x 1.35m)

With window to the front. Worktop incorporating stainless steel sink and drainer. Wall and base unit and plumbing for washing machine. Coat hanging space, power points and laminate flooring.

Conservatory

10' x 14' 2" (3.05m x 4.32m)

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

First Floor Landing

With doors to all rooms and stairs to second floor. Radiator, power points and fitted carpet.

Lounge

11' 7" x 17' 2" (3.53m x 5.23m)

With window and patio door to the front leading to the balcony. TV point, radiator, power points and fitted carpet.

Cloakroom On First Floor

Suite comprising low level WC and wash hand basin with vanity unit under and laminate flooring.

Bedroom 3

8' 7" x 10' 4" (2.62m x 3.15m)

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

Bedroom 5

8' 8" x 6' 3" (2.64m x 1.91m)

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

Second Floor Landing

With doors to all rooms and access to the loft. Cupboard, radiator, power points and fitted carpet.

Bedroom 1

11' 8" x 11' 2" (3.56m x 3.40m)

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

En Suite

With window to the front. Suite comprising low level WC, wash hand basin and shower unit with shower over. Heated towel rail, part-tiled walls and tiled floor.

Bedroom 2

8' 8" x 10' 3" (2.64m x 3.12m)

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

Bedroom 4

8' 9" x 6' 4" (2.67m x 1.93m)

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

Family Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with mixer tap and shower attachment. Part-tiled walls, radiator, laminate flooring.

Rear Garden

With fenced borders. Laid to lawn with patio and raised decking area.

Parking

Driveway to front of property with access to Garage.

Garage

To the front of the property with up and over









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: Awaited

Tenure: Freehold

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