



## Calderdale Close, Southgate West, Crawley, West Sussex, RH11 8SQ

**£399,950**

- Four bedroom end of terrace property
- Two storey extension
- Ideal family home
- En suite to bedroom one
- Conservatory to the rear
- Viewing recommended
- Integral garage
- 1.1 mile to Crawley train station
- EPC rating C



## Property Description

Homes Partnership is delighted to offer for sale this extended, end of terrace house located in the residential neighbourhood of Southgate West, just over one mile from Crawley town centre and train station. The property has a two storey extension which provides a family room, dining room and conservatory to the ground floor and a double bedroom with an en suite shower room to the first floor. The accommodation further comprises a lounge to the front, a fitted kitchen with built in double oven and hob and a cloakroom. The first floor has three further bedrooms, two doubles and a single and a bathroom refitted with a white suite. Benefits include double glazing throughout and heating by gas to a system of hot water radiators. Outside there is a small area laid with shingle to the front of the property, an up and over door leads in to the integral garage and the tiered, rear garden is a feature of the property. With a paved patio area, steps up to a further patio, lawn and mature plants and shrubs, this is a great space for entertaining family and friends. In our opinion, this would be a great family home and we would urge a viewing to see if this would suit your needs.

Front door opening to:

**ENTRANCE HALL** Stairs to the first floor. Radiator. Two storage cupboards. Door to integral garage. Doors to kitchen and cloakroom. Two doors at either end into:

**LOUNGE** 13' 10" x 10' 10" (4.22m x 3.3m) approximate. Feature fireplace with imitation electric, wood burning stove. Radiator. Opening to:

**FAMILY ROOM** 10' 8" x 8' 0" (3.25m x 2.44m) approximate. Radiator. Patio doors opening to the rear garden. Opening to:

**DINING ROOM** 10' 3" x 9' 6" (3.12m x 2.9m) approximate. Radiator. Window to the front. Opening to:

**CONSERVATORY** 12' 11" x 7' 10" (3.94m x 2.39m) approximate. Radiator. French doors opening to the rear garden.







**KITCHEN** 13' 9" x 8' 1" (4.19m x 2.46m) approximate. Fitted with a range of wall and base level units incorporating a single bow, single drainer, stainless steel sink unit with mixer tap. Built in double oven. Built in hob with extractor hood over. Space for fridge / freezer, washing machine and dishwasher. Window and door opening to the rear garden.

**CLOAKROOM** Fitted with a white suite comprising a low level WC and a wash hand basin.

**FIRST FLOOR LANDING** Stairs from the entrance hall. Hatch to loft space. Two storage cupboards, one housing boiler. Doors to all bedrooms and bathroom.

**BEDROOM ONE** 10' 3" x 9' 7" (3.12m x 2.92m) approximate. Dual aspect with windows to the front and overlooking the rear garden. Radiator. Door to:

**EN SUITE SHOWER ROOM** Refitted with a white suite comprising a shower cubicle, low level WC and a wash hand basin with vanity drawer below. Heated towel rail. Fully tiled walls. Opaque window to the rear.

**BEDROOM TWO** 11' 2" x 10' 7" (3.4m x 3.23m) approximate. Radiator. Window to the front.

**BEDROOM THREE** 11' 0" x 11' 0" (3.35m x 3.35m) approximate. Radiator. Range of built in wardrobe / cupboards and top boxes. Window to the front.

**BEDROOM FOUR** 10' 2" x 7' 6" (3.1m x 2.29m) approximate. Radiator. Built in cupboard. Window overlooking the rear garden.

**BATHROOM** Refitted with a white suite comprising a bath with shower over, low level WC and a wash hand basin. Heated towel rail. Opaque window to the rear.

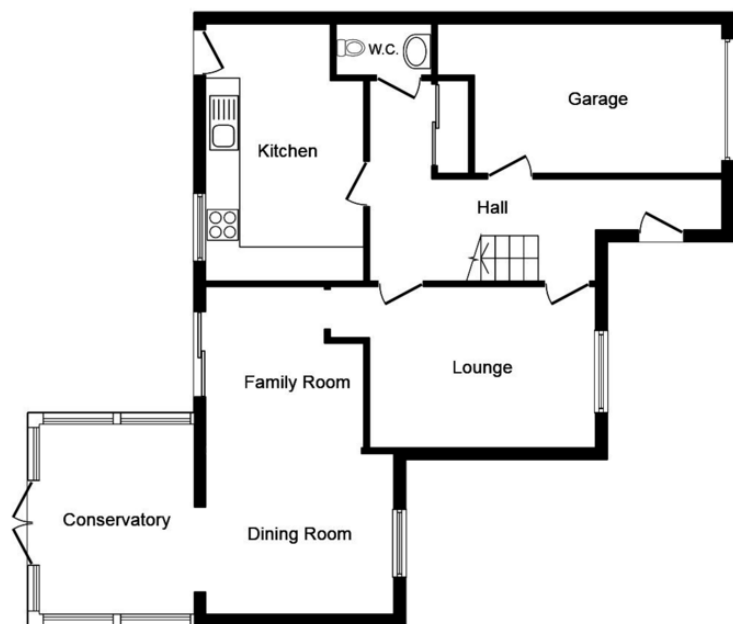
## OUTSIDE

**FRONT GARDEN** Small area laid to shingle. Path leading to side of property.

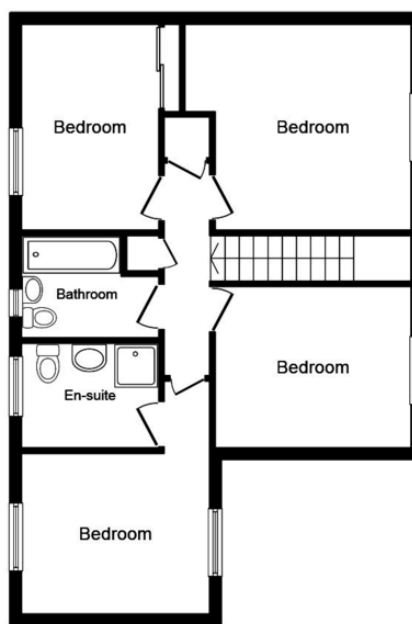
**INTEGRAL GARAGE** With up and over door, power and light. Door to entrance hall.

**REAR GARDEN** Paved patio area adjacent to the property, with steps up to the remainder being mostly laid to lawn with a further, decorative patio to the rear and mature plants and shrubs. External water tap. Courtesy light. Enclosed by wall and fence with gated side access.





**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## USEFUL INFORMATION

### MAINS SERVICES

Gas / Electric / Water / Drainage

### TRAVELLING TIME TO STATIONS

Crawley By car 7 mins On foot 23 mins - 1.1 miles  
 Ifield By car 5 mins On foot 26 mins - 1.3 miles  
 (source google maps)

**AREA INFORMATION** Southgate West is located adjacent to Southgate and to the south of the town centre. The area is conveniently located for those requiring easy access to the A264 / A23 (and subsequently M23 via junction 11). Locally you will find a convenience store and school while bus services will take you to Crawley town centre with all the delights of Queens Square and County Mall. Amenities in adjacent areas include recreational parks, K2 leisure centre, further schooling, shopping parades and pubs. For the football lovers Southgate West is just a short distance from The People's Pension football stadium, home to Crawley Town FC.

### TENURE

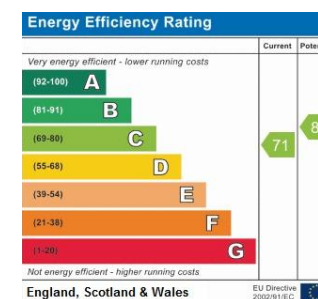
Freehold

### COUNCIL TAX BAND

D £1,939

NB: The banding of a dwelling which has had improvements which increase its value cannot be re-banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

**SERVICES TO PURCHASERS:** As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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