



Ellis Walk  
Ifield, West Sussex RH11 0GF

**Guide Price £410,000**

\*\*\* Guide price £410,000-£420,000 \*\*\*

- \* Modern three-bedroom semi-detached family home
- \* Quiet and secluded semi-rural plot with private garden
- \* Close to Ifield train station and easy access to Gatwick Airport
- \* High-spec integrated kitchen
- \* Driveway for two cars
- \* En-suite to master bedroom, plus family bathroom and downstairs cloakroom
- \* Built in 2018, with four years remaining of NHBC warranty
- \* EPC 'B'
- \* Internal viewings are strongly advised

Astons are pleased to offer this modern and well-presented three-bedroom semi-detached house to the market.

The property is situated in the popular residential area of Ifield in a semi-rural location off Rusper Road, yet within close proximity to Ifield train station, Gatwick Airport, shops, schools and Crawley town centre.

Built to a high specification, the property has a stylish open-plan layout downstairs along with a downstairs cloakroom. The fully fitted kitchen has modern integrated appliances including an eye-level built-in Bosch double oven, Bosch five-ring gas hob with a Bosch stainless-steel extractor hood above, as well as dishwasher, fridge/freezer and washing machine.



### Property Summary

The open-plan living/dining area is flooded with natural light thanks to the double aspect picture window and large French doors opening out on to the pretty and secluded garden.

Upstairs are three bedrooms, one double with an en-suite shower room and built-in wardrobe, a further double bedroom and one single bedroom. There is also a separate family bathroom with modern bath and separate mixer shower unit.

Outside there is a driveway with space for two cars and to the side a gate to access the private westerly facing garden. The rear garden also boasts a summerhouse which offers a lovely relaxing space or somewhere to work from home.

Built in 2018 by Bovis Homes, the property was finished to a high standard and sits in a small and peaceful development within the Ifield area. The property sits in an enviable position in a private and secluded plot with no through traffic.

It has approximately four years remaining on the NHBC guarantee.

### Hallway

Part double-glazed front door, Amtico Spacia 'featured oak' flooring, radiator, stairs to the first floor, doors to:

### Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with a mixer tap and tiled splash backs, Amtico Spacia 'featured oak' flooring, obscured double-glazed window, extractor fan.

### Living Room/Dining Room

Double-glazed French casement doors to the garden with double-glazed windows to either side, a separate double-glazed window to the side, Amtico Spacia 'featured oak' flooring, three radiators, built-in cupboard, open to:

### Kitchen

Range of modern white base and eye-level units with work surfaces over and matching splash backs, inset stainless steel one-and-a-half bowl sink unit with a mixer tap and drainer, built-in eye-level Bosch double oven, Bosch inset five-ring gas hob with a Bosch stainless-steel extractor hood above, integrated fridge/freezer, washing machine and dishwasher, double-glazed window to the front, unit housing the gas-fired combi boiler, recessed down lighters, extractor fan, Amtico Spacia 'featured oak' flooring.

### Landing

Access to the partly boarded loft space, doors to:

### Bedroom One

Double glazed window to the front, radiator, built in wardrobes, door to:

### En-Suite Shower Room

White suite comprising a large shower cubicle with sliding glass doors and mixer shower unit, pedestal hand basin with a mixer, wc, part tiled walls, tiled floor, heated towel rail, shaver point, obscured double-glazed window, recessed down lighters, extractor fan.

### Bedroom Two

Double glazed window to the rear, radiator.



### Bedroom Three

Double glazed window to the rear, radiator.



### Bathroom

White suite comprising a panel-enclosed bath with central mixer tap, separate mixer shower unit over and a glass screen, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, shaver point, obscured double-glazed window, recessed down lighters, extractor fan, heated towel rail.

### To The Front

Path to the front door with lawned area to the side and plant borders to the other. Driveway to the side with storage shed at the rear and side-access gate to the garden.

### Rear Garden

Paved patio adjacent to the house, paved path leading to the side gate, the rest of the garden is laid to lawn with fence enclosed borders, wooden storage shed with power, to the rear there is a summerhouse.



### Summerhouse/Home Office

Summerhouse with power and light to the end of the garden which provides a lovely relaxing space or office.

### Estate Charge

There is an annual estate charge payable which is approximately £250.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

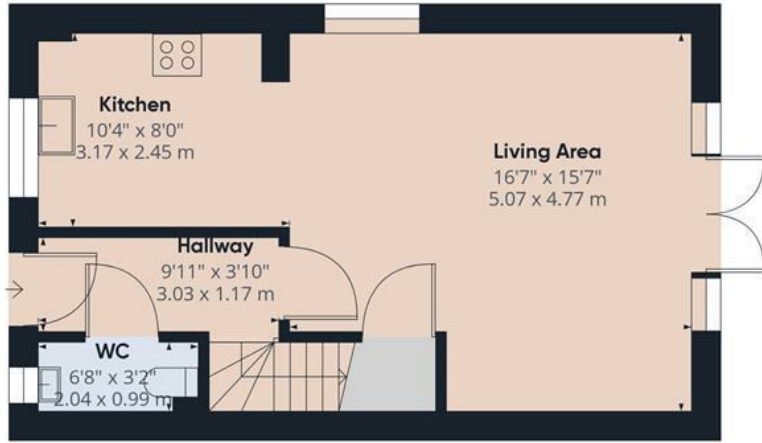
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate  
Conveyancing - Lewis & Dick £150 per transaction  
- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>9)</sup>  
865.49 ft<sup>2</sup>  
80.41 m<sup>2</sup>



Ground Floor Building 2

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	