



Trinity Close  
Crawley, Sussex RH10 3TN

**Guide Price £550,000**

\*\*\* Guide Price £550,000 - £575,000 \*\*\*

Astons are delighted to market this incredibly spacious and well presented four bedroom family home, situated in the highly desirable residential area of Pound Hill, located within close proximity of schools, parks, amenities and transport links. Inside this property features a light and airy living room, flowing through to dining room, a fitted kitchen, an all weather conservatory, a downstairs cloakroom, four excellent sized bedrooms with three of the bedrooms boasting bespoke fitted wardrobes and a fitted white bathroom suite. Additional benefits of this charming home include a west facing rear garden with dual side access, a garage with internal access, gas central heating, upvc double glazing, fully operational alarm system and CCTV, driveway to the front of the house. Tenure Freehold, Council Tax Band 'E', EPC Rating D (65).



#### Entrance Hall

Front door, radiator, coving, internal door to garage, wood effect laminate flooring, door to:

#### Halfway

Wood effect laminate flooring, stairs to first floor, coving, radiator, access to under-stairs storage cupboard featuring power and light, doors to:

#### Downstairs Cloakroom

White suite comprising of w/c, wash hand basin, radiator, tile effect vinyl flooring, obscure double glazed window to rear aspect.



#### Living Room

Double glazed windows to front aspect, radiator, coving, wood effect laminate flooring, opening to:



#### Dining Room

Sliding double glazed door to conservatory, wood effect laminate flooring, radiator, coving, door to:



#### Kitchen

Fitted with a range of units at base and eye level, space and power for fridge-freezer, integrated dishwasher and cooker, stainless steel sink with detachable mixer-tap and drainer, roll-top work surfaces, part tiled walls, tile effect vinyl flooring, double glazed windows to rear aspect.



#### Conservatory

Brick and upvc construction, radiator, double glazed french doors to rear garden.



#### Landing

Obscure window to side aspect, access to part boarded loft space with pull down ladder and airing cupboard, doors to:

#### Bedroom One

not including depth of wardrobes (not including depth of wardrobes)  
Double glazed windows to front aspect, radiator, coving, bespoke fitted bedroom furniture including wardrobes with drawers incorporated, chest of drawers and bed side tables.



#### Bedroom Two

Double glazed windows to front aspect, radiator, coving.





**Bedroom Three**

Double glazed windows to rear aspect, bespoke fitted wardrobe designed with draws incorporated.



**Bathroom**

White suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, radiator, part tiled walls, vinyl flooring, obscure double glazed window to rear aspect.



**Garage**

Up and over door, with power, light and plumbing for washing machine, wall mounted gas fire boiler.

**To The Front**

Driveway to the front with lawn garden, patio path leading to front door, shrubs and hedges to boarders.



**Bedroom Four**

not including depth of wardrobe (not including depth of wardrobe)  
Double glazed window to rear aspect, wood effect laminate flooring, radiator, bespoke fitted wardrobe and desk.



**To The Rear**

Patio area adjacent to property, lawn garden with shed and pond, fence enclosed with dual side access, outside tap, range of shrubs, plants and hedges to boarders.



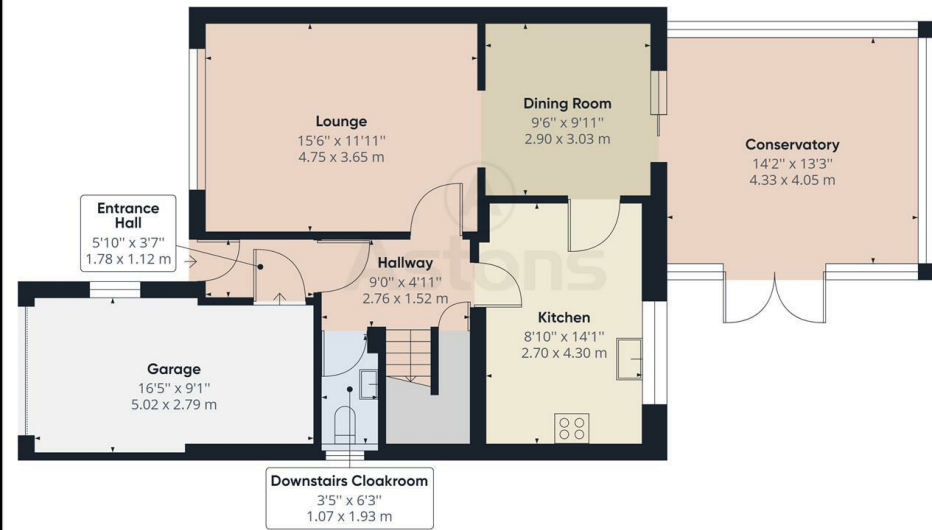
**Council Tax Band**

This property is council tax band 'E'.

**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.



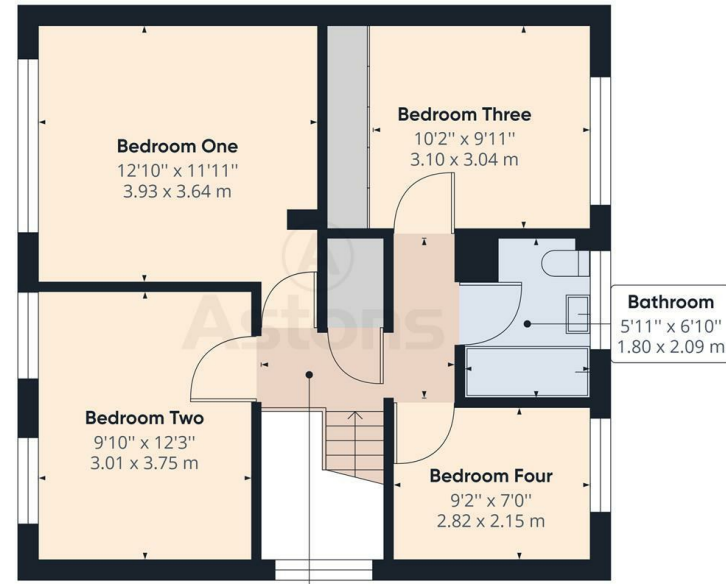
Approximate total area<sup>(1)</sup>  
889.50 ft<sup>2</sup>  
82.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE 360

Ground Floor



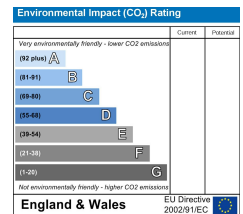
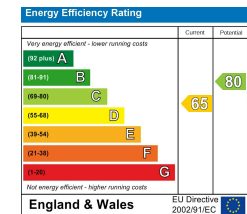
Approximate total area<sup>(1)</sup>  
560.70 ft<sup>2</sup>  
52.09 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



England & Wales EU Directive 2002/91/EC

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