



Willow Close
Northgate, Sussex RH10 8HT

£419,950

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A spacious four bedroom family house, situated in a cul de sac with the Northgate area of Crawley. The property benefits from a refitted kitchen/breakfast room with granite work surfaces and integrated appliances, three reception rooms, a separate utility room, a downstairs shower room and four bedrooms on the first floor with a family bathroom. Outside the house has front and rear gardens and is being offered with no onward chain.

Hallway

Front door, double glazed obscured windows, wood effect flooring, under stairs cupboard, radiator, coving,

Lounge

Double glazed window to the front, coving, gas fire, wall lights, radiator, wood effect flooring, archway to:

Dining Room

Double glazed patio doors to the garden, wood effect flooring, radiator.

Kitchen/Breakfast Room

Refitted range of base and eye level units with granite work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, space for a range style cooker, integrated dishwasher, microwave and fridge, tiled floor, larder cupboard, double glazed window to the rear, under unit and plinth lighting coving.

Utility Room

Work surface with space and plumbing below for a washing machine, tumble dryer and chest freezer, double glazed window to the side, wood effect flooring,

Downstairs Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, W.C. part tiled walls, heated towel rail, obscure double glazed window, extractor fan, wood effect flooring.

Study/Bedroom Five

Double glazed french doors to the front, space for a fridge and freezer.

Landing

Access to the loft space, cupboard, doors to:

Bedroom One

Double glazed window to the front, radiator, built in wardrobe, wood effect flooring.

Bedroom Two

Double glazed window to the front, radiator, coving, built in wardrobe.

Bedroom Three

Double glazed window to the rear, radiator, coving, wood effect flooring.

Bedroom Four

Double glazed window to the rear, coving, wood effect flooring, radiator.

Bathroom

Four piece white suite comprising a bath with mixer tap and shower attachment, large shower cubicle with mixer shower unit, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, tiled walls and floor, two obscure double glazed windows, recessed down lighters, extractor fan.

To The Front

Picket fence boundary and gated access, paved path to the front door, garden area to the side.

Rear Garden

Large paved patio to the rear of the house, fence enclosed borders, shed.

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accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

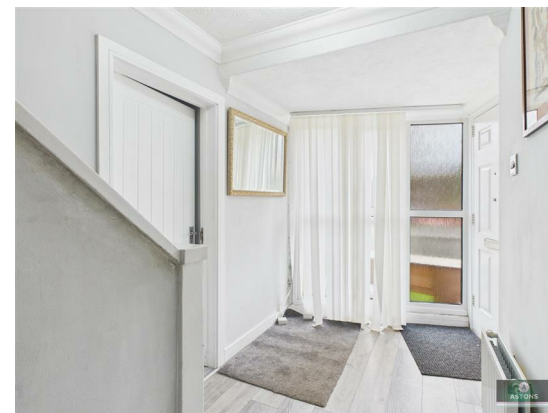
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

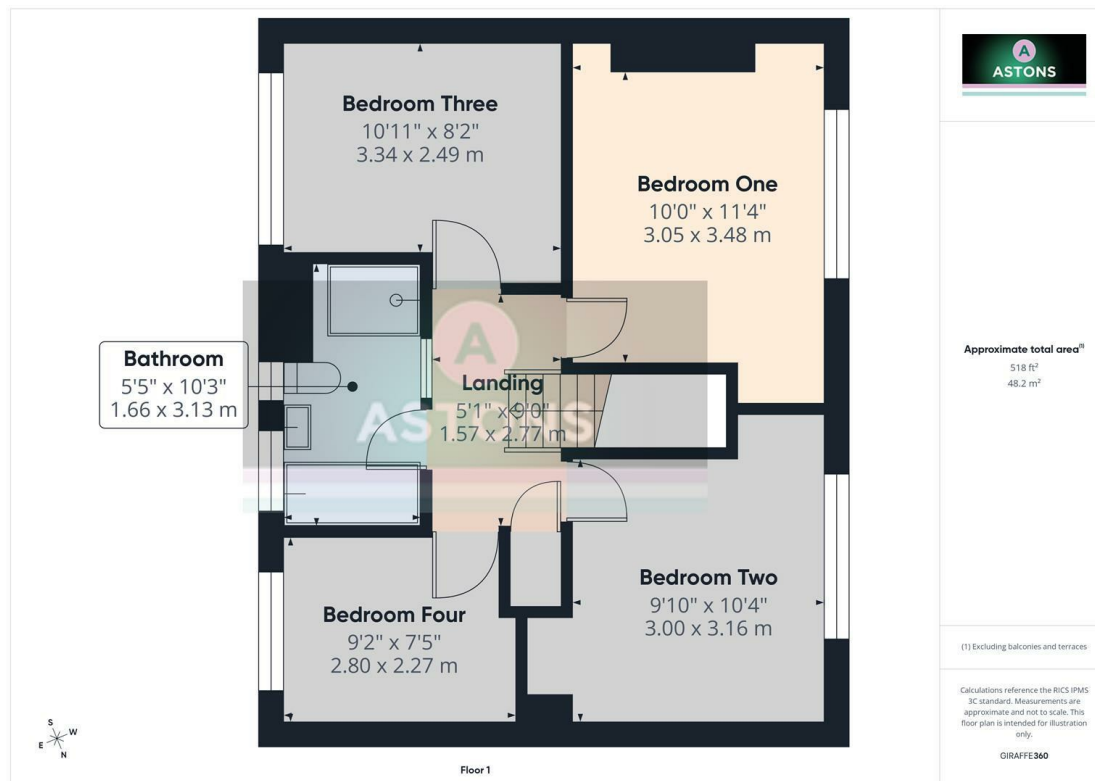
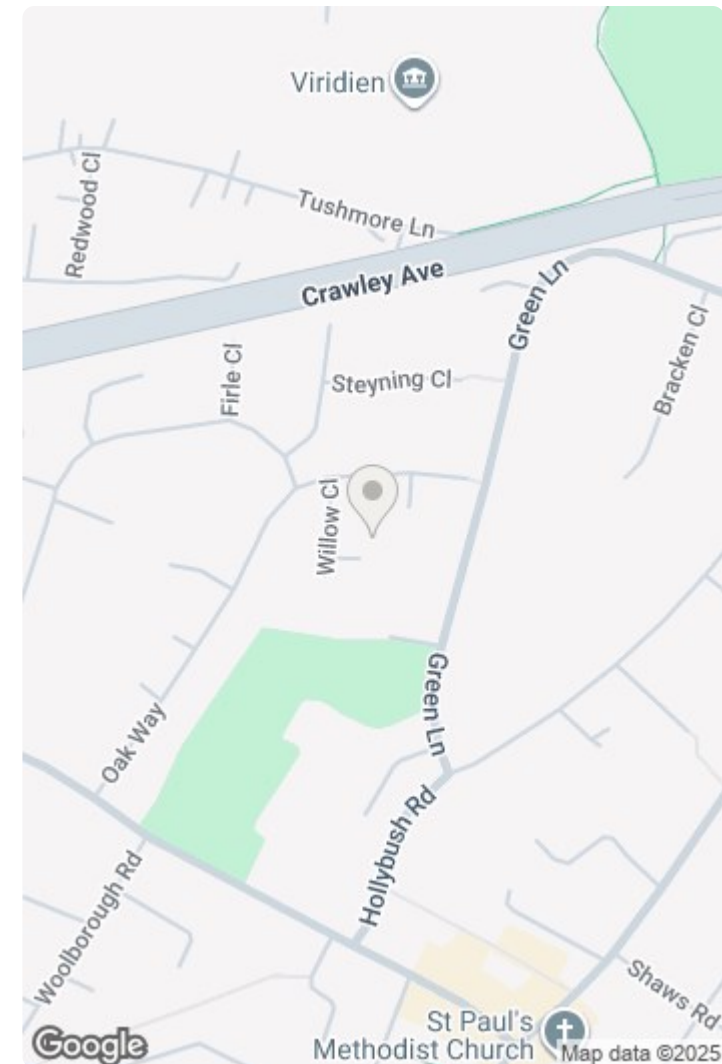
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Conveyancing - Lewis & Dick £150 per transaction

- 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.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus A			92 plus A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
48-58 E			48-58 E		
37-47 F			37-47 F		
26-36 G			26-36 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

