

## Three Bridges Road, Three Bridges, Crawley, RH10 1JR

Taylor Robinson are delighted to offer for sale this unique and stunning Architect designed three / four bedroom detached family home situated in the sought after area of Three Bridges.

Positioned within a private gated development of just three dwellings and constructed in 2021 by the current vendors, this EPC A rated property is a must see. Upon entering the property you are greeted by a large and light entrance hall which leads to the impressive open plan ground floor living accommodation with its double height ceiling and polished concrete floors. At the rear is an open plan kitchen/dining area with bespoke fitted units with quartz work surfaces and a range of Neff integrated appliances. Three large sliding glass doors open to the rear garden which creates an excellent entertaining space. On the ground floor you will also find a study, utility room, downstairs WC and internal access to the double garage. The whole ground floor also benefits from under floor heating - including the garage. On the first floor you will find three good sized double bedrooms all with their own En Suites and work stations, the principle bedroom boasts a large walk in dressing room which leads to the equally impressive En Suite.

Outside the property is an enclosed landscaped rear garden with a private kitchen garden, tool shed and terrace area to the side, a large workshop with power, water and electric supplies. There is ample off street parking for several vehicles to the rear and side of the double garage. The property also benefits from the remainder of its 10 year NHBC Warranty, rainwater harvesting system and has been Cat 6 wired throughout, with provision for intercom access and security cameras.

Situated on the sought after Three Bridges Road, providing excellent access to many amenities including being walking distance from Three Bridges Mainline station.

**Asking Price £975,000 Freehold**

# Three Bridges Road, Three Bridges, Crawley, RH10 1JR



- 3 / 4 BEDROOMS
- STUNNING ARCHITECT DESIGNED HOUSE
- BESPOKE KITCHEN WITH NEFF APPLIANCES
- DOUBLE HEIGHT CEILING IMPRESSIVE LIVING SPACE
- CAT 6 WIRING THROUGHOUT
- EN SUITE TO ALL BEDROOMS
- REMAINDER OF 10 YEAR NHBC WARRANTY
- SOUGHT AFTER LOCATION

Reception Hall

Bedroom 1

Double Garage

Cloakroom

13'11" x 13'0" (4.25 x 3.97)

18'0" x 16'7" (5.50 x 5.07)

Utility Room

En Suite Dressing Room

Lounge

En Suite Bathroom

25'11" x 16'4" (7.90 x 5)

Bedroom 2

11'1" x 9'10" (3.40 x 3.0)

Kitchen / Dining Room

En Suite Shower Room

24'7" x 14'9" (7.50 x 4.50)

Study

Bedroom 3

7'10" x 7'10" (2.40 x 2.40)

11'1" x 9'10" (3.40 x 3.00)

Utility Room / Appliances room

En Suite Bathroom

10'9" x 7'10" (3.30 x 2.40)

Enclosed Rear Garden

Open plan tread stairs to Landing

Enclosed Side Garden

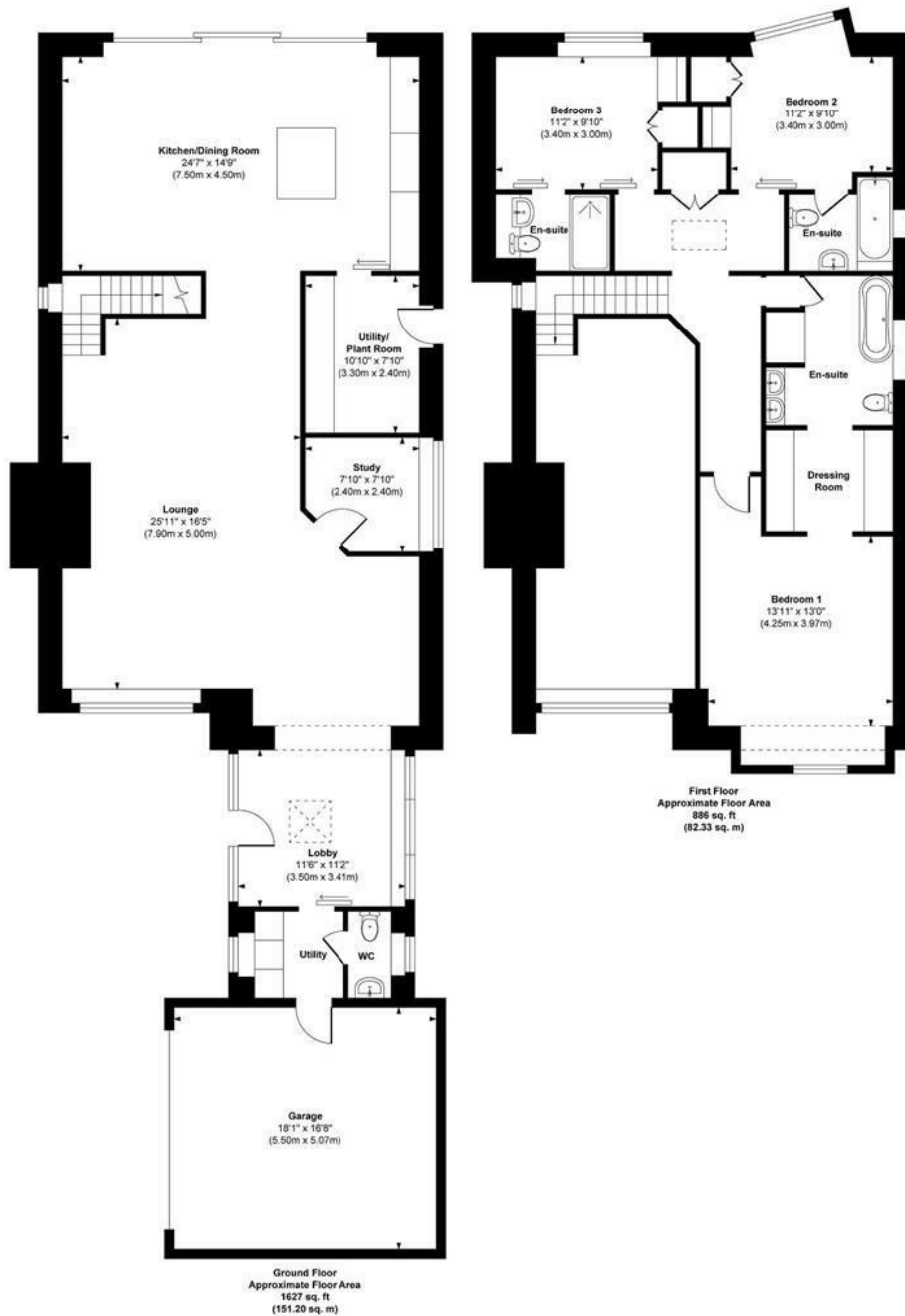
## Council Tax Band: E







# Floor Plan



**Approx. Gross Internal Floor Area 2513 sq. ft / 233.53 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>97</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	