



## Ninfield Court, Bewbush, Crawley, RH11 8UR

Situated in a close in Bewbush, Crawley, this delightful terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space. The house has been refurbished to a high standard throughout, ensuring a fresh and inviting atmosphere.

Upon entering, you will be greeted by a thoughtfully extended ground floor that features a spacious open-plan kitchen / living room, seamlessly connecting to a dining room, perfect for entertaining guests or enjoying family meals. The addition of a utility room and a welcoming entrance hall enhances the practicality of the home. A convenient downstairs shower room adds to the functionality, making daily routines effortless.

The property boasts an enclosed large rear garden that is unoverlooked, providing a private oasis for relaxation or outdoor activities. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Situated in an excellent location, residents will benefit from easy access to fast way buses, making commuting a breeze. Additionally, the nearby Buchan Country Park offers a wonderful opportunity for leisurely walks and enjoying nature.

**Asking Price £365,000 Freehold**

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- Extended 3 Bedroom House
- Refitted Kitchen & Bathroom
- Close to Fast Way Buses
- Open plan Kitchen Living Room
- Radiator Heating & Double Glazed Windows
- Access to Buchan Country Park
- Useful downstairs Shower Room
- Enclosed Private Rear Garden

Entrance Hall

Inner Hallway

Cloakroom / Shower Room

Living Room open plan Kitchen  
26'4" x 11'4" (8.03 x 3.47)

Dining Room  
15'6" x 8'3" (4.73 x 2.52)

Stairs to first floor Landing

Bedroom 1  
12'2" x 8'4" (3.71 x 2.55)

Bedroom 2  
10'3" x 8'11" (3.13 x 2.73)

Bedroom 3

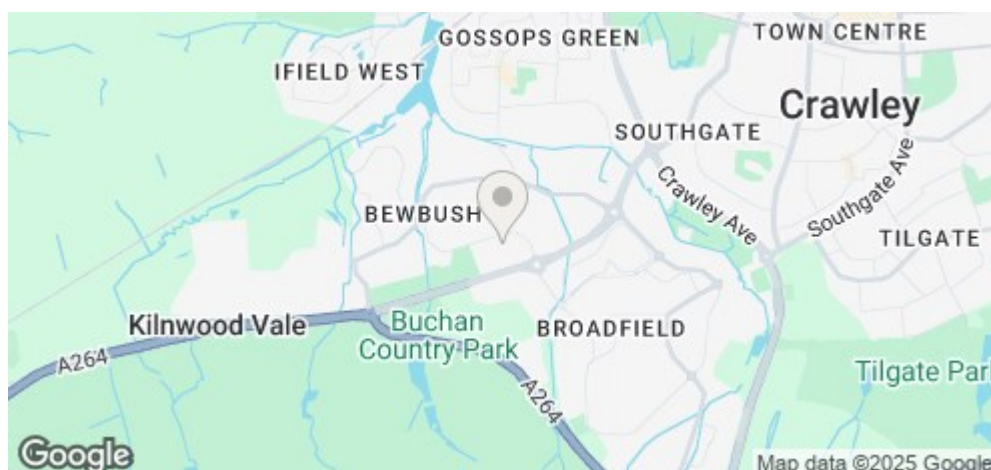
8'6" x 8'3" (2.60 x 2.53)

Bathroom

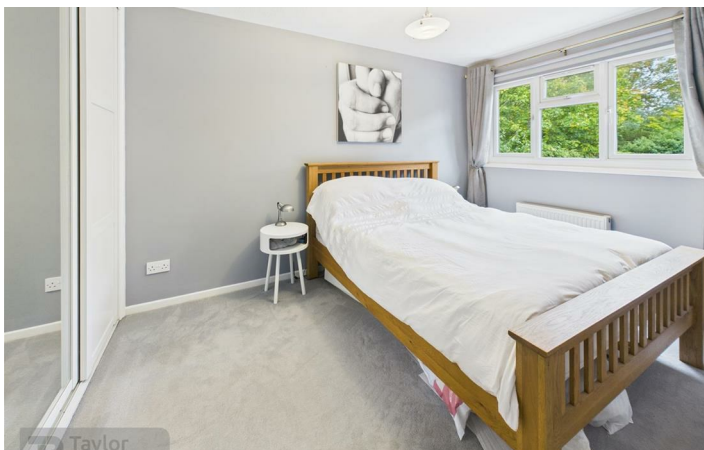
Outside

Rear Garden

## Council Tax Band: C







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