



Snow Hill, Crawley Down

£950,000



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An opportunity to purchase a 6-bedroom, 3 bathroom extended substantial family home of approximately 2800 sq. ft. Wow factor open plan kitchen/dining/living room, 2 further reception rooms, playroom/family room, boot room and a conservatory. Set back from the road with a long driveway, a turning bay and providing off-road parking for at least 6 cars and set within a larger than average plot with sunny south/southeast facing rear garden with four garden sheds and a playhouse.

Approaching the property there is a long driveway, and a turning bay. The house is set back from the road and there is established planting with a low maintenance area with shrubs and a gravel pathway. On each side there are gates with access to the rear garden.

Entering the house there is a half-glazed door with full height glazed panels on each side and a large entrance hall with oak flooring which flows through to the lounge and dining room. Immediately to the left is the laundry room with attractive ceramic floor tiles and full height cupboards along one wall with space and plumbing for a washing machine and a tumble drier. There is a door ahead giving side access to the rear garden and another door on the left opens into the cloakroom. This has been re-furnished recently and has a white WC and a curved wash hand bowl mounted on a vanity unit. There is a useful full height storage cupboard and, if preferred, this could be replaced with a shower for added flexibility.





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The lounge is a generously proportioned room and a gas fire with a contemporary surround provides a focal point in the room. There is a fabulous picture window overlooking the rear garden and, again, oak flooring which continues in the dining room. This presently has a dining table and 6 chairs with plenty of space for additional furniture. There are double doors into the conservatory which, in turn, has double doors at the far end opening onto a terrace in the rear garden. There are marble vein floor tiles and the luxury of underfloor heating.

The open plan kitchen/dining/ living room has the wow factor both in terms of its size and the recent upgrades creating a sensational living space. There is great attention to detail with oversized, light ceramic floor tiles with mid-blue grout matching the colour scheme in the well-appointed kitchen. This has a good range of wall and base units along two walls with a run of full height cupboards along a third wall together with a large, curved-end island incorporating a one and a half bowl sink with Quooker tap. Integrated Bosch appliances include a dishwasher, an induction hob with extractor above, a double oven a single oven and a microwave with additional space and plumbing for an American style fridge/freezer. There is a separate area for a table and chairs with 2 windows to the side of the house ensuring plenty of light. Beyond is the living area presently with a large sofa.



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At this end of the room there are 4 bi-fold doors opening onto an area of decking with inset lighting. A fabulous space to enjoy all year round. In addition, there is a playroom/family room just off the kitchen and study and boot room beyond the kitchen too. Moving upstairs, there is a white staircase, a half landing and leading to the main landing which has a large window to the front of the house. From here there is access to the loft which has a ladder, a light and is fully boarded. There is a second loft accessed from bedroom 2 which also has a ladder, a light and is part boarded.

The master bedroom has a real sense of luxury with oak flooring, wardrobes along one wall comprising five doubles, two of which are mirror fronted together with a large ceiling fan. Presently there is a king size bed, two comfy chairs and space for additional furniture. The en-suite has been stylishly upgraded with marble vein floor tiles, a walk-in shower with a contemporary black shower tray and a black ladder style radiator and contrasting white WC, wash hand basin with mid grey vanity unit and further mid grey storage units.

Bedroom 2 is a large double room with ensuite and, again, has oak flooring and bedroom furniture comprising a wardrobe, drawers and a separate chest of drawers alongside. The en-suite has a white bath with shower above, WC and wash hand basin. There are white wall tiles with a feature border tiles and a white ladder style radiator.





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Bedrooms 3, 4 and 5 are all good size doubles to the rear of the property and two of the rooms have pine floorboards. They all have wardrobes and bedroom 4 also has a corner desk which could provide an ideal space for those working from home. Alternatively, bedroom 6 which is to the front of the house, is currently used a study and could also provide space for an office. The family bathroom is spacious and has a white suite comprising a WC, wash hand basin and curved bath with a shower above. Alongside the bath there is full height tiling with more tiles as a splashback and on the windowsill creating smart and cohesive décor.



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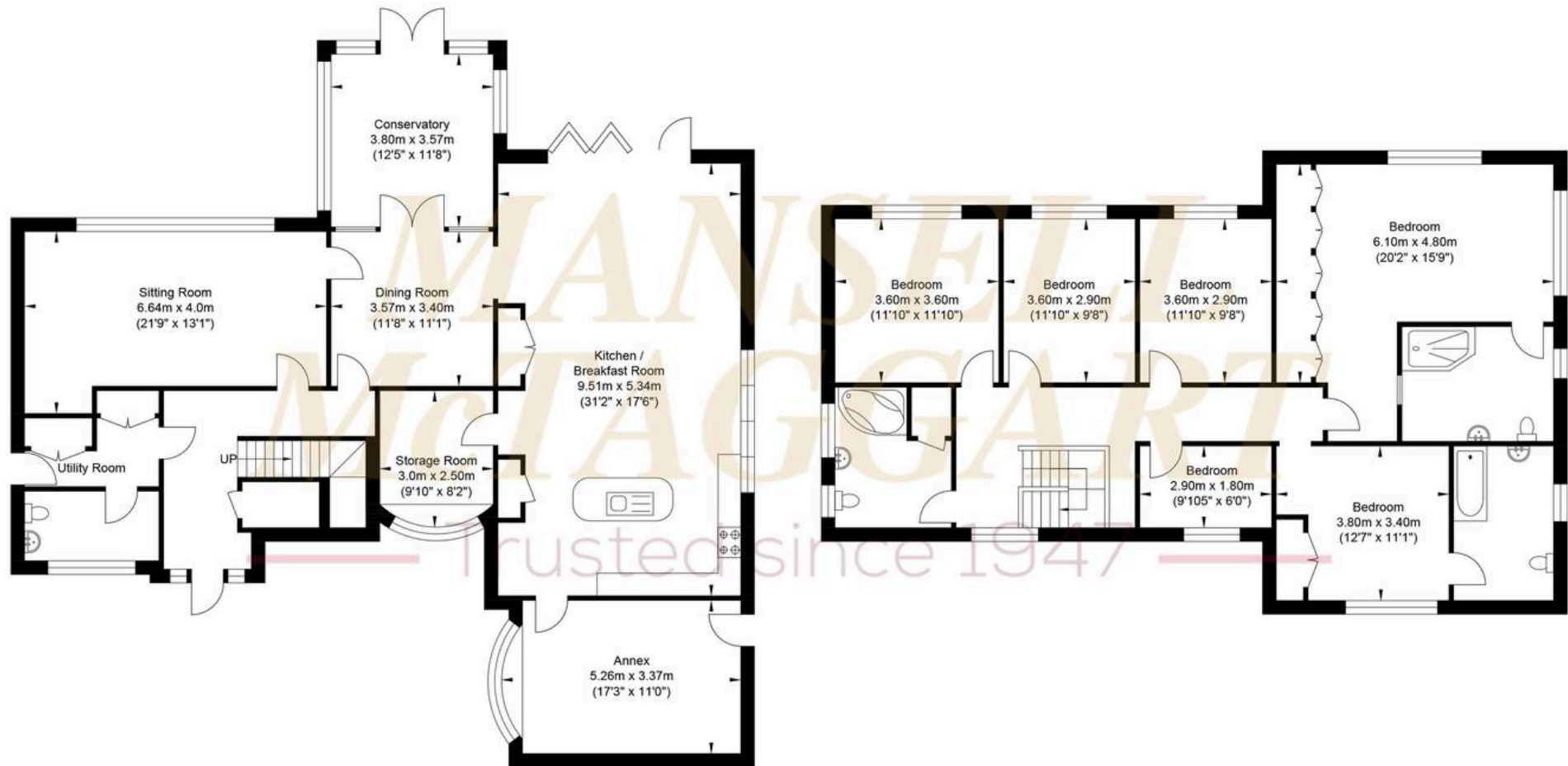
Outside:

Approaching the property there is a long driveway with a turning bay providing off-road parking. The house is set back from the road and there is established planting with a low maintenance area with shrubs and a gravel pathway. On each side there are gates with access to the rear garden. In the rear garden there is an area of decking with inset lighting adjacent to the open plan kitchen/dining/living space with a calming water feature to one side. There is a terrace running beside the house which is accessed from the conservatory together with a large expanse of lawn with pathways and established planting with trees, shrubs and flowers including magnolia and azaleas. It is fully fenced making it safe for children and pet friendly and, to the right-hand side, there is a delightful playhouse and, on the left, a garden shed. Towards the end of the garden there is a gate and discreetly tucked away beyond there are 3 further large storage sheds. It is a lovely sunny garden facing south/southeast and ideal for both relaxing and socialising with family and friends.

- Council Tax Band 'G' and EPC 'C'



Snowhill



Ground Floor
Approximate Floor Area
1620.39 sq ft
(150.54 sq m)

First Floor
Approximate Floor Area
1208.0 sq ft
(112.20 sq m)



Approximate Gross Internal Area = 262.74 sq m / 2828.11 sq ft

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