

Price

£570,000

Garnham
H Bewley

12 Burleigh Close, Crawley Down, Crawley



- Spacious four-bedroom detached family home
- Peaceful cul-de-sac location
- Short stroll to village centre and local primary school
- Bright and generous sitting room
- Impressive kitchen/dining room
- Modernised family bathroom
- Garage with internal access
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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12 Burleigh Close, Crawley Down, Crawley, West Sussex RH10 4UX

Tucked away in a peaceful and highly desirable cul-de-sac, this beautifully presented four-bedroom detached family home offers an enviable combination of generous living space, contemporary style, excellent outdoor space and exciting potential for further enlargement (STPP). Ideally positioned within a short stroll of the village centre and local primary school, the property is perfectly placed for family life, offering both convenience and a wonderful sense of peace and community. From the moment you arrive, the property's wide frontage, generous private driveway and attractive kerb appeal create an impressive first impression. There is ample off-road parking for multiple vehicles, together with a garage and useful side access to the rear garden.

The welcoming entrance porch provides a practical space for coats, shoes and everyday essentials before opening into the impressive main living accommodation. The light and airy sitting room is a wonderful space in which to relax, featuring a large front-facing window that floods the room with natural light and creates a bright, welcoming atmosphere. At the rear of the home lies the true centrepiece — an impressive kitchen/dining room, thoughtfully designed for modern family living and entertaining. The kitchen features an extensive range of contemporary units, generous preparation space and a superb island incorporating a second under-counter freezer. Integrated appliances include a fridge/freezer, two Neff ovens, washing machine and dishwasher, ensuring both style and practicality. The generous dining area provides plenty of room for a substantial family dining table, while the full-width bi-fold doors create a spectacular connection between the kitchen, dining space and garden. Open them during the warmer months and the whole area becomes a fantastic entertaining space, perfect for family gatherings, summer lunches and barbecues. A convenient cloakroom/WC completes the ground floor, while internal access to the garage provides valuable additional storage and potential for future conversion, subject to the necessary permissions.

The first floor offers four well-proportioned bedrooms, making this an ideal home for a growing family. The principal bedroom and two further double bedrooms provide excellent space for beds, wardrobes and additional furniture, while the fourth bedroom is a comfortable single and would also make an excellent home office, nursery or hobby room. The spacious landing benefits from an airing cupboard and provides access to the modernised family bathroom, which has been stylishly updated with contemporary fittings to create a fresh and sophisticated finish.



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Accommodation



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

W.C

Porch

Lounge

10' 10" x 15' 3" (3.30m x 4.65m)

Kitchen / Dining Room

23' 4" x 8' 11" (7.11m x 2.72m)

First Floor

Master Bedroom

14' 5" x 9' 3" (4.39m x 2.82m)

Bedroom 2

11' 11" x 8' 4" (3.63m x 2.54m)

Bedroom 3

8' 11" x 8' 0" (2.72m x 2.44m)

Bedroom 4

8' 3" x 8' 8" (2.51m x 2.64m)

Family Bathroom

Garage

16' 8" x 7' 11" (5.08m x 2.41m)



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Outside, there is a west-facing rear garden, providing an exceptional private outdoor space for both relaxation and entertaining. A generous patio immediately adjoining the house creates the perfect setting for outdoor dining, while steps lead onto a lawn framed by mature planting and established borders. The garden enjoys a particularly desirable westerly aspect, allowing you to make the most of the afternoon and evening sunshine. A garden shed and charming summerhouse provide further useful and versatile space — ideal for storage, hobbies, a children's retreat or simply somewhere to escape and unwind. The property's wide frontage and substantial plot also offer exciting scope for further enlargement (STPP), providing an excellent opportunity to adapt and enhance the home as family needs evolve.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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