Quebec Close, Smallfield

Guide Price **£665,000 - £675,000**

MANSELL McTAGGART
Trusted since 1947

- 4/5 double bedrooms
- Downstairs reception room/bedroom
- Large 2 storey extension to side
- Recently built outbuildings with a bar and utility/storage
- Driveway parking
- Low maintenance garden
- Newly fitted bathrooms
- Popular residential estate
- Council Tax Band 'F' and EPC 'C'

A vastly extended and upgraded 4/5 double bedroom detached home, with a tasteful bar/habitable outbuilding and ample external storage. The home is on a corner plot, tucked away in a popular cul-de-sac in Smallfield. The property, is within close proximity to Smallfield village, Horley town, local schools and amenities.

On approach to the home, you will notice the imposing frontage with the large extension over the garage and side of the home, converted garage and large frontage. Currently benefiting for a driveway for 2+ vehicles, with potential to extend further if required. Entering the home, a spacious entrance hall has ample space for shoes and coats with access to the reception room/bedroom 5, w/c, kitchen/breakfast room, open plan living/dining room and stairs to first floor. The w/c has been recently refitted, being mainly tiled with a new w/c and wash hand basin. The garage has been converted, into a versatile family room/downstairs bedroom with space for family furniture or double bed depending on use. There is a window to front allowing in lots of natural light, and patio door to side. The living/dining room is a bright and airy room, with ample space for multiple large family sofas, 6+ person dining table and any freestanding furniture you may wish.

There is also a large window to front and French doors to rear. The kitchen/breakfast room has been extended and upgraded, now comprising of stylish wall and base units, fitted appliances and a window and patio door to rear.

Upstairs has undergone vast extensions and remodelling. Now accommodating 4 double bedrooms. Bedroom 1 is a comfortable double room with fitted wardrobes and a refitted en-suite. Bedrooms 2 and 3 are equally generous double rooms having Jack & Jill doors to a shared bathroom, which houses all expected sanitaryware. Bedroom 4, is surprisingly also a double room, rarely seen in such homes. The family bathroom has been refitted to a high standard, being fully tiled and housing a modern shower, w/c and wash hand basin.

Outside to rear, is the low maintenance rear garden, it is mainly laid to gravel with patio areas abutting. There is also a large bar area, benefiting from power and lighting however is a versatile space and could be used as a home office or gym. A further outbuilding runs alongside the home, with a utility and storage space available, also with power, lighting and plumbing. Furthermore, there is a 3 metre electric awning, tasteful outdoor lighting and outdoor heating.

Viewing the video and internal viewings are highly advised to appreciate the size and renovations undertaken.

Agents Note

There is an Annual Service Charge of £150. This information should be confirmed by your solicitor.

Main area: Approx. 157.0 sq. metres (1690.1 sq. feet)
Plus outbuildings, approx. 10.9 sq. metres (117.6 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Horley

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