



Percivale Close, Ifield

Guide Price £490,000 – £510,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

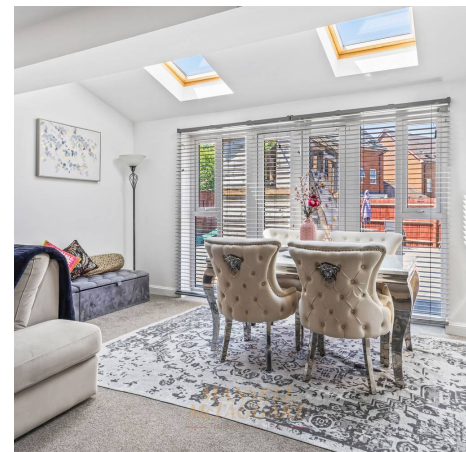




- Semi-detached family home
- Four bedrooms (three doubles)
- Built by Barratt Homes in 2018
- Located just a five-minute walk from Ifield Station
- Spacious living room measuring 22ft 5' X 15ft
- Downstairs cloakroom | En-suite to main bedroom | Family bathroom
- Fitted wardrobes to bedrooms two and three
- South west facing rear garden
- Driveway parking and single garage
- Council Tax Band 'E' and EPC 'B'

A well-presented four-bedroom semi-detached family home, arranged over three floors and situated on a sought-after modern development in Ifield. Built by Barratt Homes in 2018 and located just a five-minute walk from Ifield Station, this spacious property features a generous living/dining room measuring over 22ft in length, a principal bedroom with vaulted ceilings, a garage, and driveway parking.

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and access to the downstairs cloakroom, one of three WCs within the home. To the right is the fitted kitchen, comprising a range of wall and base units, drawers, an integrated oven with a gas hob and extractor hood above, along with space for a fridge/freezer and plumbing for a washing machine. A bay window overlooks the front aspect, while the boiler is neatly concealed within a wall-mounted cupboard. To the rear of the property is a bright and airy living/dining room measuring over 22ft in length, providing excellent space for both entertaining and everyday family living. The dining area comfortably accommodates a large table and chairs and benefits from French doors opening onto the rear garden. A vaulted ceiling with skylights enhances the sense of space and natural light. There is also a useful understairs storage cupboard.





The first-floor landing provides access to bedrooms two, three and four, together with the airing cupboard and a refitted family bathroom. Bedrooms two and three are both well-proportioned double rooms with fitted wardrobes, overlooking the front and rear aspects respectively. Bedroom four is a single room overlooking the rear garden. The family bathroom is fitted with a contemporary white suite comprising a panel-enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low-level WC, and an opaque window.

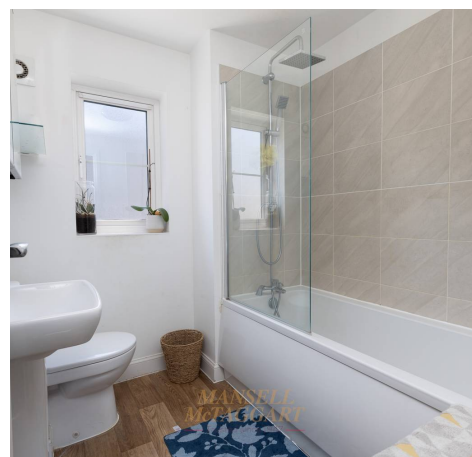
Occupying the entire top floor is the impressive main bedroom suite, featuring vaulted ceilings, Velux windows and ample space for wardrobes and additional bedroom furniture. The en-suite shower room comprises a walk-in double-length shower cubicle, low-level WC, pedestal wash hand basin and opaque window.

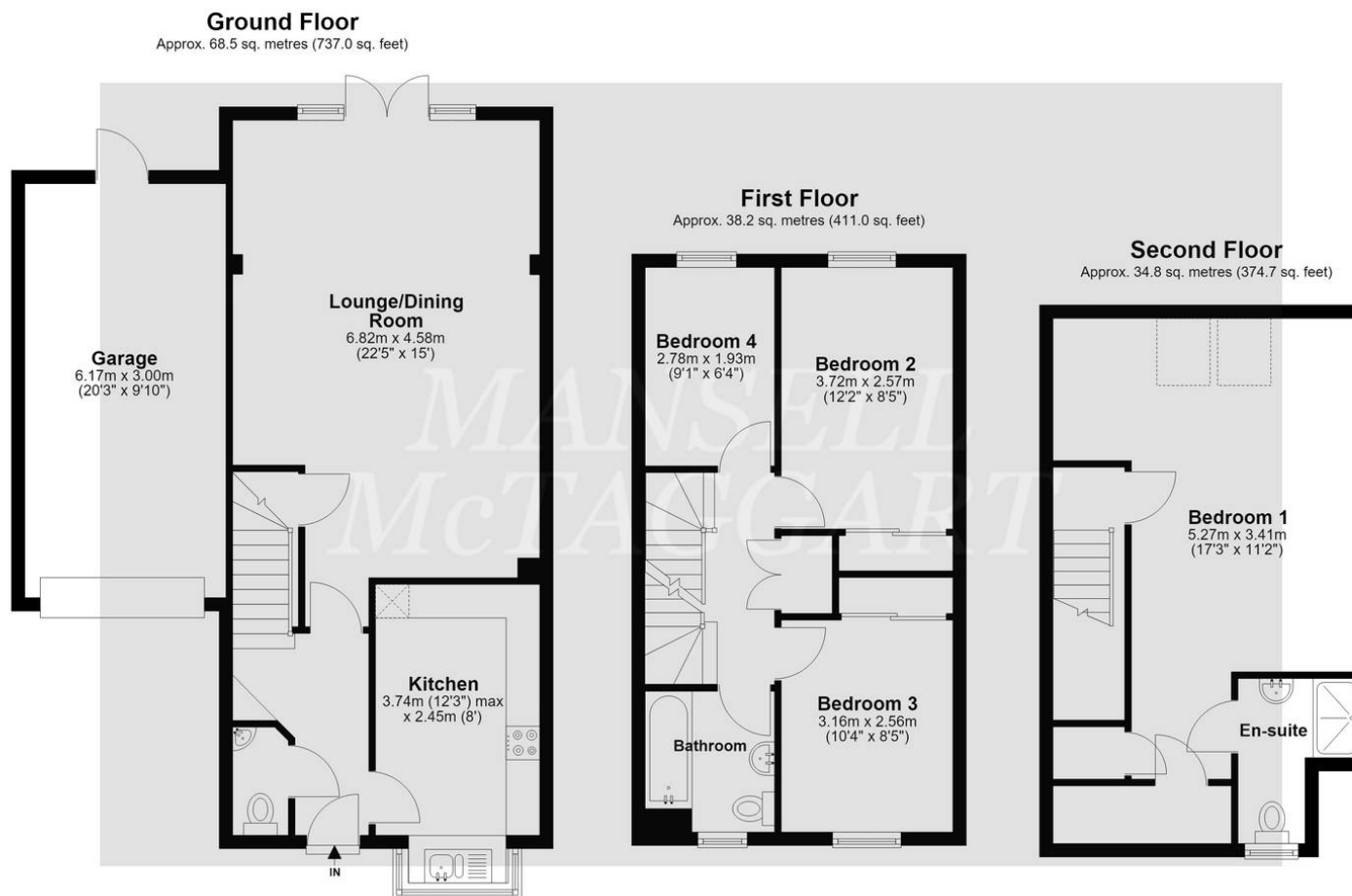
Externally, the property benefits from driveway parking to the front, while the surrounding development provides additional visitor parking bays and lay-bys for residents and guests. The garage is equipped with an up-and-over door, power and lighting, and benefits from rear access via the garden.

The rear garden is enclosed by wooden panel fencing and has been landscaped with raised decking and a handmade climbing frame. The structure could easily be adapted to create a pergola, offering flexibility for families and those seeking additional outdoor entertaining space.

Agents Note

There is an annual service charge of £200. This information should be confirmed by your solicitor.





Total area: approx. 141.5 sq. metres (1522.7 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 Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.