



Guide Price £650,000 Freehold

T: 01293 531721

St Hugh's Close, Pound Hill, Crawley RH10 3HH

3/4 1/2 1 Y Y 1.3 Miles



Moore & Partners

A stunning and extended three / four double bedroom detached family home is located St Hugh's Close which backs onto Gratton's Lake in Pound Hill. This superb house offers flexible accommodation with the added benefit of a bespoke open kitchen/diner. Other benefits included the driveway, garage and rear garden.

Located within one of Pound Hill's premier roads and set amongst other detached properties is this extended three double bedroom detached family home which is presented in excellent order throughout. Offering spacious and flexible open plan living accommodation with the added benefit of a stunning open plan kitchen/diner. The property is situated within the catchment area for Hazelwick and Milton Mount schools. This property backs onto the picturesque Gratton's Lake and is only a very short walk away from the very popular Milton Mount Park. For commuters the property is just 1.3 miles from Three Bridges station with its fast commuter links to London, equally, junction 10 of the M23 is easily and quickly accessible by car.

Upon opening the front door, you enter the spacious entrance hall with stairs to first floor. The entrance hall provides access to the downstairs W/C, family room / bedroom four and the open plan kitchen/diner. At the heart of the property is the stunning open plan kitchen/diner. This Bespoke kitchen has been perfectly planned so you can enjoy every benefit this kitchen has to offer. There are a generous range of base and eye level units which are accompanied by Slabtech worksurface surround. An extended area of the worksurface also provides a breakfast bar with room two stools. Within the kitchen there are built in Neff and AEG appliances. An opening to the left of the kitchen area leads perfectly into the utility room which compliments the kitchen units and flooring. A door provides direct access to the rear garden and a further door provides access into the garage. There is plentiful floor space within the open dining area for a 4/6-seater dining room table and chairs. There are double opening doors which open nicely through to the family room / bedroom four and a double opening which leads through to the family lounge which is located at the rear of the property.

The first-floor landing accesses all three double bedrooms and the family bathroom. The super king-sized master bedroom is located to the front of the property which benefits for a generous range of fitted wardrobes and low-level draws. Bedroom two enjoys views over Gratton's Lake and the rear garden, space is provided for a king size bed with additional floor space for free standing bedroom furniture. Bedroom three is located at the front of the property and also benefits from built in wardrobes. The family bathroom has been re modelled and now comprises of a corner bath, enclosed shower cubical, wash hand basin and a low-level W/C all set against newly laid flooring.

The rear garden is a real feature to the property which overlooks Gratton's Lake. There is a sizable patio seating area which is perfect for your garden furniture and social events. The main part of the garden is laid to level lawn with raised flower beds. To the rear of the garden, you will find a timber garden shed. The garden is a peaceful place to relax whilst listening to array of wild life that live and breed on the lake behind.



Room Details

Ground Floor

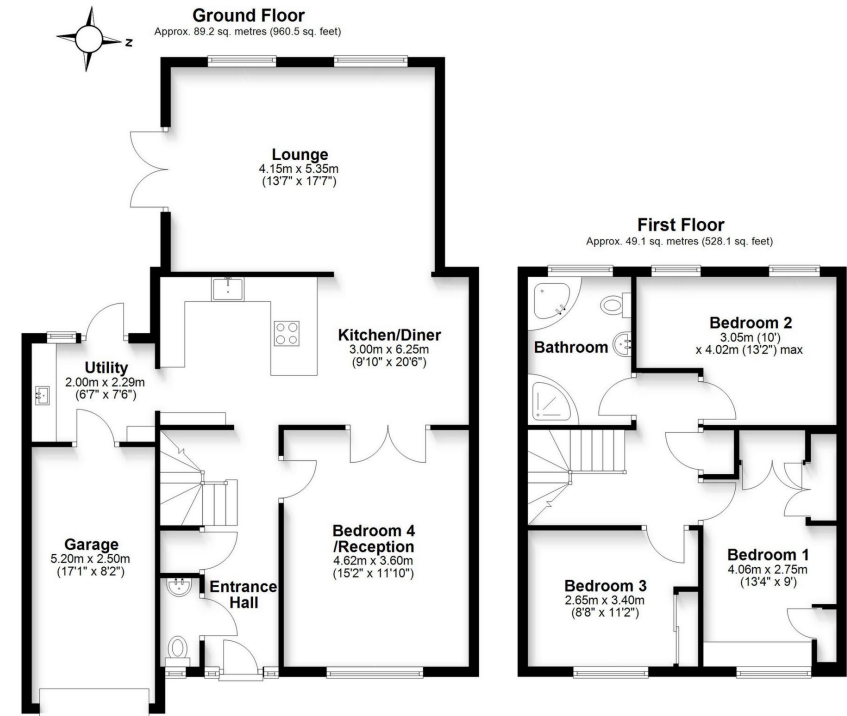
Entrance Hall	15'2" x 5'1" (4.62m x 1.55m)
Downstairs W/C	
Open Plan Kitchen/Diner	20'6" x 9'9" (6.25m x 2.97m)
Utility Room	7'6" x 6'10" (2.29m x 2.08m)
Family Lounge	17'7" x 13'6" (5.36m x 4.11m)
Family Room	15'1" x 11'9" (4.60m x 3.58m)

First Floor

Landing	
Master Bedroom	13'2" x 9'11" (4.01m x 3.02m)
Bedroom Two	13'2" x 9'2" (4.01m x 2.79m)
Bedroom Three	10'0" x 7'1" (3.05m x 2.16m)
Family Bathroom	11'2" x 8'7" (3.40m x 2.62m)

Outside

Driveway	
Garage	17'0" x 7'10" (5.18m x 2.39m)
Rear Garden	



Total area: approx. 138.3 sq. metres (1488.5 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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