Old Manor Close, Crawley, West Sussex, RH11 0HQ

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Offers Over £450,000

Set within a peaceful cul-de-sac in the ever-popular Ifield Green area of Crawley, this superbly presented three-bedroom semi-detached home offers the perfect balance of modern family living, generous accommodation and everyday practicality. Lovingly maintained and thoughtfully enhanced by the current owners, the property has been extended to create a home that is both versatile and welcoming, making it an ideal choice for growing families and commuters alike.

Stepping inside, you are greeted by a bright and inviting lounge/dining room, a fantastic space for both relaxing and entertaining. A charming bay window fills the room with natural light, while French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. The contemporary kitchen is equally impressive, fitted with an excellent range of units and integrated appliances, including a range cooker, under-counter fridge and dishwasher, providing everything needed for modern-day living. Formerly the garage, the converted space has been cleverly reimagined as a highly practical utility room, offering additional storage, fitted cabinetry and space for freestanding appliances. Complementing the ground floor is a stylish guest shower room, adding further convenience for busy family life or visiting guests.

The first floor continues to impress with three well-proportioned bedrooms, including two generous double rooms, all beautifully presented and offering flexibility for family living, guest accommodation or those working from home. A well-appointed family bathroom completes the upstairs accommodation.

Outside, the rear garden provides a wonderful extension of the home, creating an ideal setting for making the most of the warmer months. Predominantly laid to lawn, there is plenty of space for children to enjoy, while the patio area is perfectly positioned for outdoor dining, summer barbecues or simply unwinding with friends and family.

The location is equally appealing. Ifield Green remains one of Crawley's most desirable residential areas, particularly popular with families thanks to its peaceful surroundings, excellent local schools and abundance of nearby green spaces. Woodland walks, recreational facilities and the picturesque Ifield Wood are all close at hand, offering a welcome escape into nature, while Crawley town centre provides an extensive range of shopping, restaurants and leisure amenities. Excellent transport links, including nearby bus routes, road networks and rail services, ensure easy access to London, Gatwick Airport and the wider Sussex and Surrey areas.

Offering spacious and flexible accommodation, a sought-after location and a wonderful family-friendly setting, this exceptional home presents a fantastic opportunity for buyers seeking comfort, convenience and a property ready to move straight into.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 5'10" x 14'3" (1.78m x 4.34m)

OPEN PLAN LIVING/DINING ROOM

LIVING ROOM 11'7" x 11'10" (3.53m x 3.61m)

DINING AREA 8'10" x 11'1" (2.69m x 3.38m)

KITCHEN 8'6" x 11'1" (2.59m x 3.38m)

UTILITY ROOM 7'10" x 15'5" (2.39m x 4.70m)

SHOWER ROOM 3'9" x 5'0" (1.14m x 1.52m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'3" x 12'10" (3.12m x 3.91m)

BEDROOM TWO 11'07" x 10'5" (3.53m x 3.18m)

BEDROOM THREE 7'3" x 9'8" (2.21m x 2.95m)

FAMILY BATHROOM 7'8" x 5'5" (2.34m x 1.65m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

REAR GARDEN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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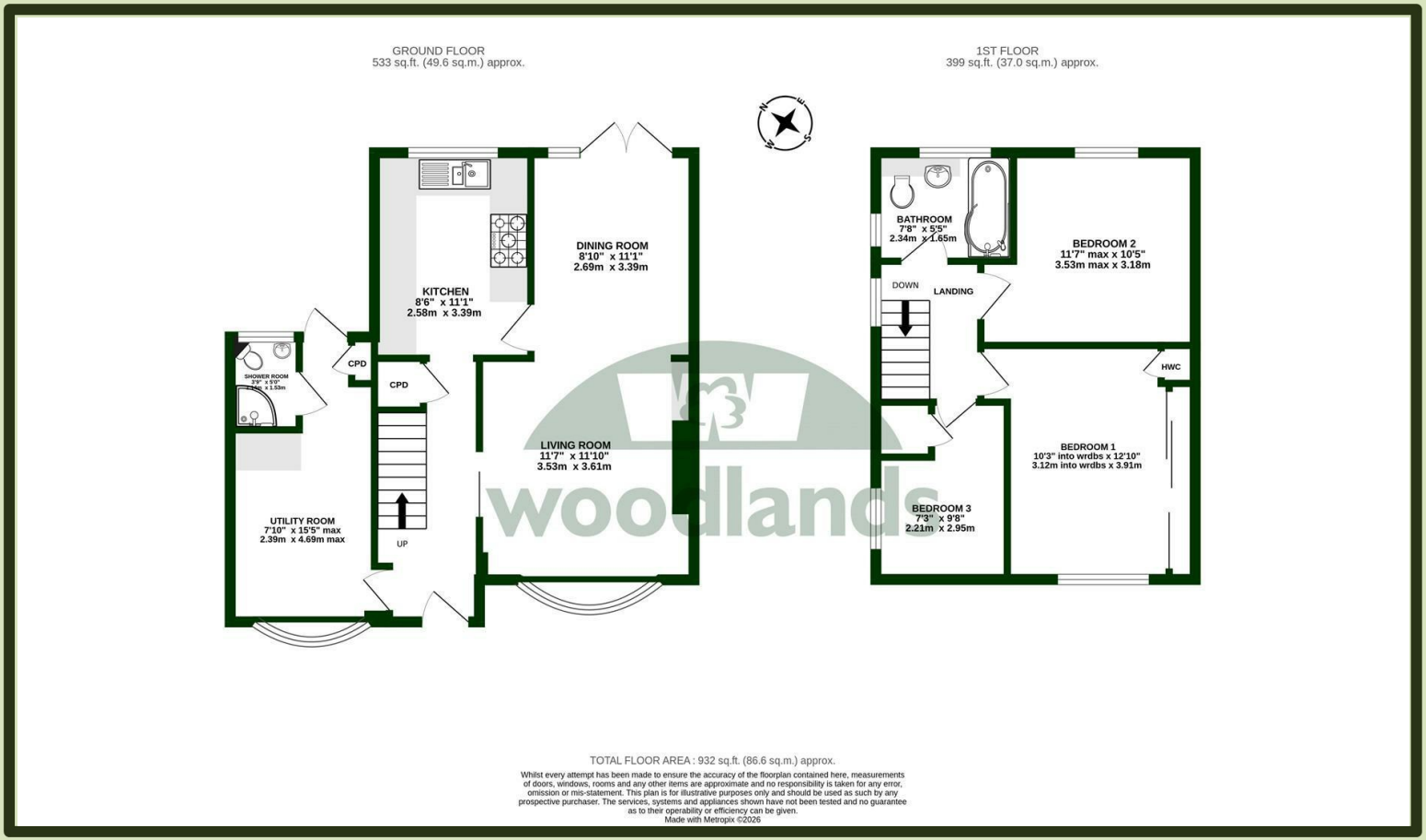


COUNCIL TAX: Band D.

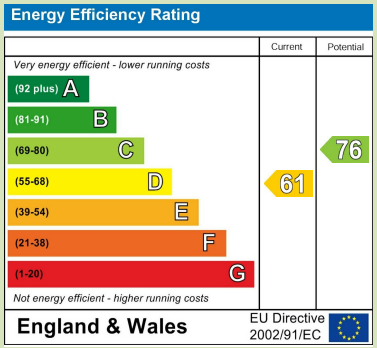
EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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