



£875,000 guide price

5 Cranedown, Lewes, East Sussex, BN7 3NA

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Overview...

An extended and newly modernised 5 bedroom, 3 reception room family home offering bright and spacious accommodation with good size garden and driveway parking.

Finished to a high standard, this wonderful home features a spacious entrance hall with W.C., there is newly fitted kitchen/dining room located to the front of the property which leads into the rear aspect sitting room with doors opening onto the rear garden. This floor also offers a utility room and a lovely extension overlooking the garden which would make a great office or ground floor bedroom.

The first floor offers a larger than usual principal room with two further bedrooms and a newly fitted bathroom while the attic has two further bedrooms, the larger boasting wonderful views over the garden and attractive vaulted ceilings.

Outside, the private rear garden is mainly laid to lawn with mature planting and an expanse of paved patio adjacent to the rear of the property.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Oak front door with full height double glazed window, stairs to first floor, solid wood parquet flooring.

CLOAKROOM/W.C.- White low-level W.C., wash hand basin with adjacent mixer tap set on a counter top with storage below, double glazed window.

KITCHEN/DINING ROOM- A wonderful room flooded with natural light through the large expanse of front aspect double glazed windows, fitted with a range of contemporary hand painted cupboards with matching back panel, solid wood worktops, stainless steel sink with adjacent mixer tap, ceramic hob, integrated dishwasher, tall unit housing integrated fridge freezer and eye level oven, solid wood parquet flooring, opening to-

SITTING ROOM- A super rear aspect room with large double glazed window and matching sliding double glazed patio doors opening onto the rear garden, further side aspect double glazed window, wall mounted TV point.

UTILITY ROOM- Expanse of worktop with cupboards below, integrated washing machine, double glazed door opening onto the rear garden.

STUDIO/RECEPTION ROOM- A wonderful extension flooded with natural light through the large expanse of double glazed windows to the front and rear plus 2x roof windows. Extensive range of furniture ply built-in shelving, exposed brick walls, cupboard housing gas fired boiler.

FIRST FLOOR LANDING- Rear aspect double glazed window, stairs to top floor with cupboard under.

BEDROOM- A wonderful size dual aspect double room with large front aspect double glazed window, built-in wardrobe.





Property...

BEDROOM- A double room with rear aspect double glazed window overlooking the garden.

BEDROOM- An "L" shaped dual aspect room, built-in wardrobe.

BATHROOM- Refitted contemporary white suite comprising a panel enclosed bath with shower over, shower curtain and rail, wash hand basin set into vanity cupboard, W.C. with concealed cistern, double glazed window.

TOP FLOOR LANDING- Rear aspect double glazed window.

BEDROOM- A bright room with front aspect double glazed window and rear aspect Velux window. This room has potential and plans to be converted into an ensuite for the top floor bedroom.

BEDROOM- A super size bright double room with large double glazed picture window overlooking the rear garden and 2x front aspect Velux windows.





Outside...

FRONT GARDEN- Area of lawn with low level brick retaining wall, driveway and path to the front door.

REAR GARDEN- A good size enclosed rear garden, mainly laid to lawn with mature planting, generous area of paved patio adjacent to the rear of the property, timber shed and greenhouse.

LOCATION

Cranedown is a quiet cul de sac of detached homes on the outskirts of Lewes yet within walking distance to the popular and desirable village of Kingston.

Lewes Mainline Railway Station is also within walking and cycling distance mostly along a designated cycle path and being under a mile away. Lewes railway station provides regular and direct services to London, Gatwick, Brighton and Eastbourne.

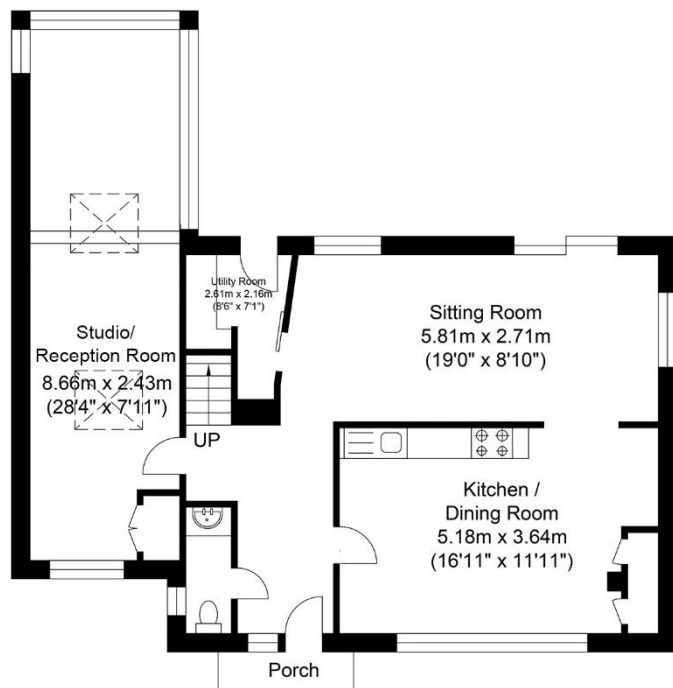
The area is served by excellent state schools along with well-respected private schools catering for all ages.

The High Street offers many individual shops, restaurants, Brewery's and riverside walks. Together with local outdoor swimming pool and The Depot Cinema.

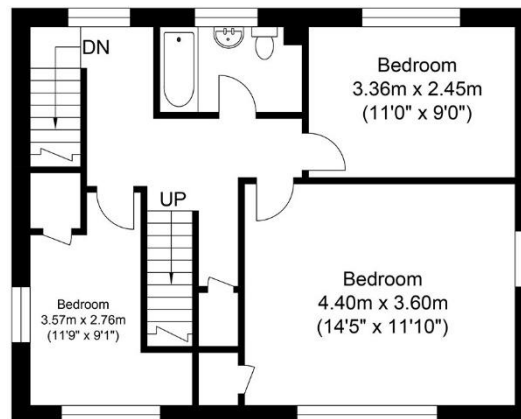
Tenure - Freehold
Gas central Heating
Double Glazing.
EPC Rating - C
Council Tax Band - F

Viewing recommended

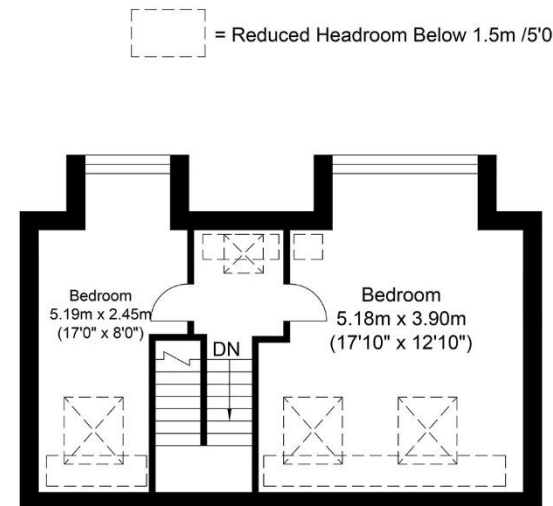
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
698.03 sq ft
(64.85 sq m)



First Floor
Approximate Floor Area
574.68 sq ft
(53.39 sq m)



Second Floor
Approximate Floor Area
422.91 sq ft
(39.29 sq m)

Approximate Gross Internal Area = 157.53 sq m / 1695.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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