



Iveagh Close, Broadfield

In Excess of £350,000

**MANSELL
McTAGGART**
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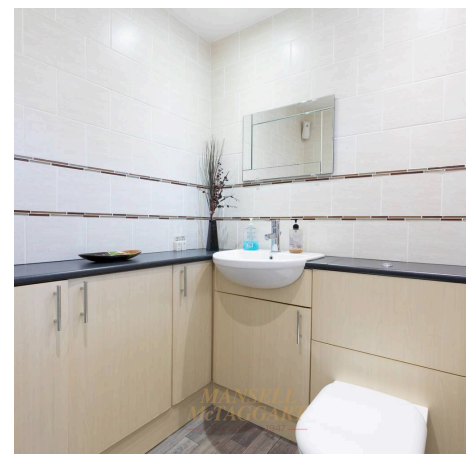




- Located on the outskirts of Crawley with east access to M23
- Extended terraced house
- Spacious kitchen/dining room
- Two living rooms
- Downstairs cloakroom and first floor shower room
- Fully paid for solar panels
- Communal parking to rear
- Council Tax Band 'C' & EPC 'B'

Situated on the outskirts of Crawley with convenient access to the M23, this extended terraced house offers a spacious and versatile living environment for a growing family and benefits from two reception rooms, a downstairs cloakroom and solar panels owned outright.

Upon entering the property, you are greeted by a welcoming entrance hallway featuring stairs leading to the first floor and a recessed area beneath, perfect for storing shoes and coats. The hallway also provides access to the downstairs cloakroom, complete with a contemporary suite comprising a low-level WC, wash hand basin, and opaque window. The heart of the home lies in the spacious open plan kitchen/dining room, boasting a walk-in larder, ample work surfaces, and space for appliances. With a door leading to the rear garden, this area offers the ideal setting for family meals and entertaining with space for a four to six persons dining table and chairs. The original living room is situated toward the end of the hallway, which in turn leads to the extension into another family room, featuring skylights and access to the garden. These two rooms are ideal for larger families or one could be used as a formal dining area/games rooms or home office.





Upstairs, the first floor landing grants access to three bedrooms, a family shower room, and a useful double storage cupboard. The bedrooms overlook the rear of the property, with two double rooms and a single room offering comfortable accommodation for family members or guests. The family shower room is elegantly finished with a modern white suite, comprising a shower cubicle, wash hand basin, low-level WC, and opaque window.

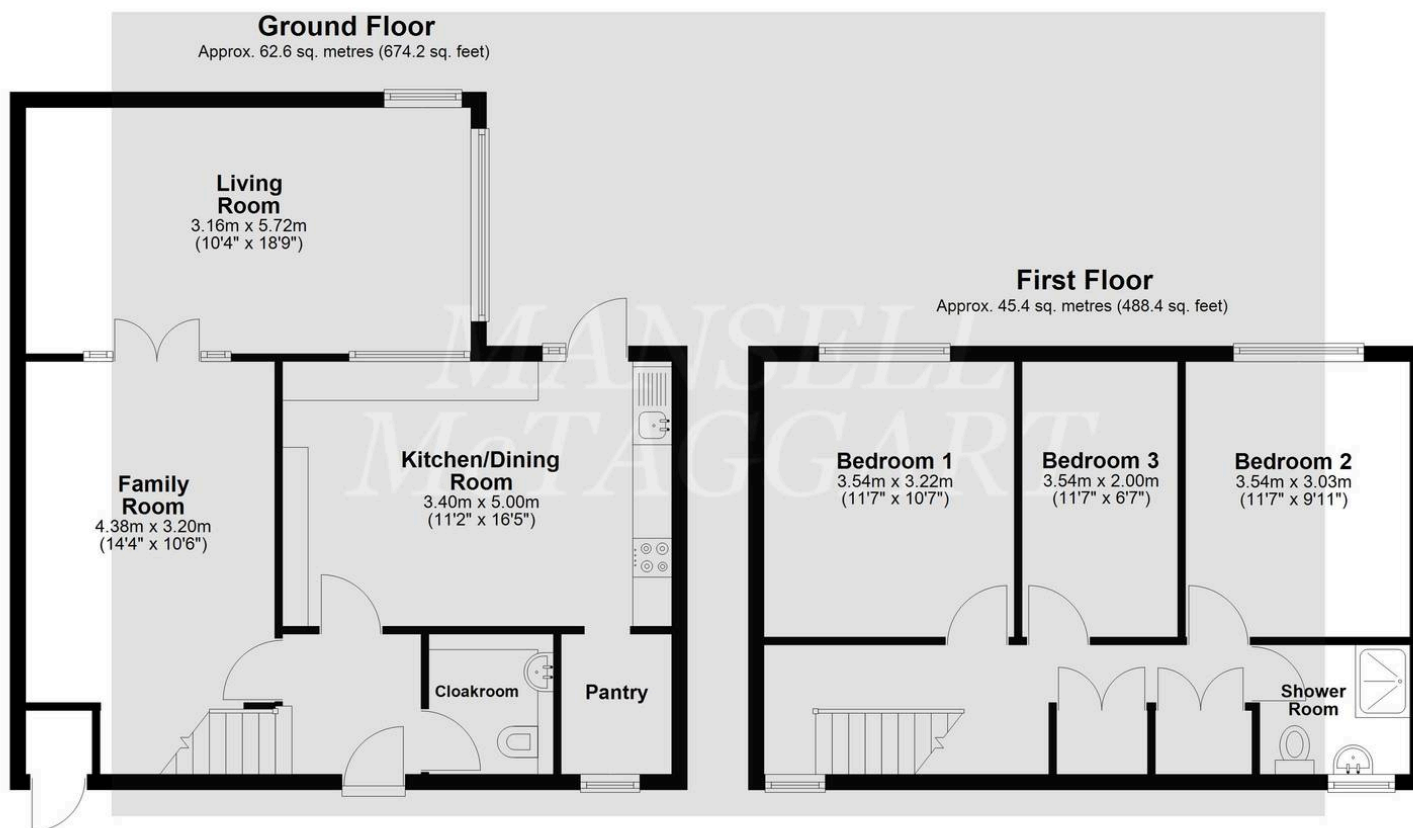
Outside, the property benefits from a courtyard style rear garden, designed for low maintenance and enclosed by wooden panel fencing. Additionally, a large shed/workshop offers storage solutions, while gated rear access leads to communal parking. Ample on-street parking is also available without restrictions, ensuring convenience for residents and visitors alike. In addition, the home features fully owned solar panels situated on the rear roof.

This well-presented property combines modern amenities with practical living spaces, creating a warm and inviting atmosphere for its future owners to enjoy. Book your viewing today to appreciate all that this property has to offer.

Agents Note:-

We are advised by the vendor that there is a service charge on Guinness Trust of £43 per month





Total area: approx. 108.0 sq. metres (1162.6 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.

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