



Birkdale Drive, Ifield

Guide Price £310,000 – £320,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Semi-detached house situated in the popular district of Ifield West
- Driveway parking to front for two vehicles
- Kitchen to front and open plan living/dining room to rear
- Two double bedrooms
- Double glazed windows and gas central heating
- Larger than average south facing rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This charming two double bedroom semi-detached house is situated in the sought-after neighbourhood of Ifield West, offering a perfect blend of comfort and convenience. As you approach, you are greeted by a driveway that comfortably accommodates two vehicles with a footpath leading to the front door with canopy and an external storage cupboard housing the gas meter.

Upon entering the property, you are welcomed by an entrance hallway featuring a staircase and a useful storage cupboard.



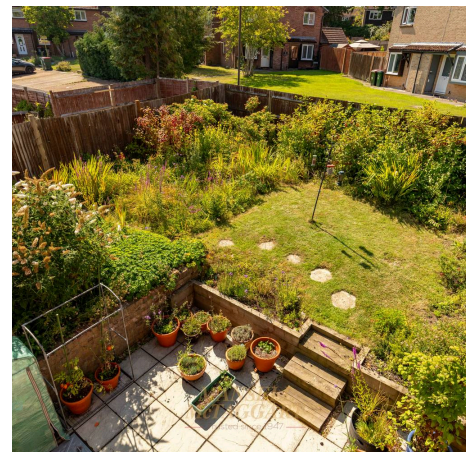
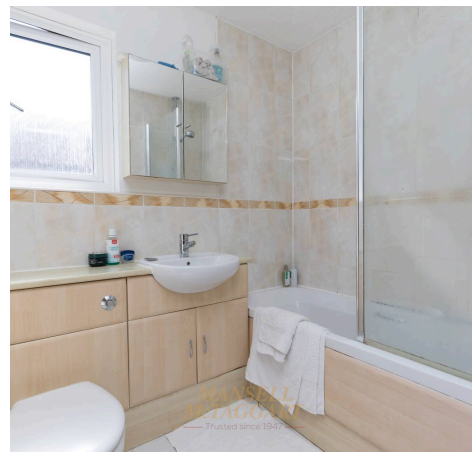
The kitchen, located to your left, boasts an integrated oven with hob and extractor hood over, ample space for appliances and showcases a pleasant view to the front with a range of wall and base units incorporating cupboards and drawers with plenty of work surface space over. In addition, there is an archway allowing sight through to the living room.



The spacious living/dining room is at the rear of the house providing plenty of space for living room furniture as well as a small dining table and chairs. French doors open onto the south-facing rear garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience.

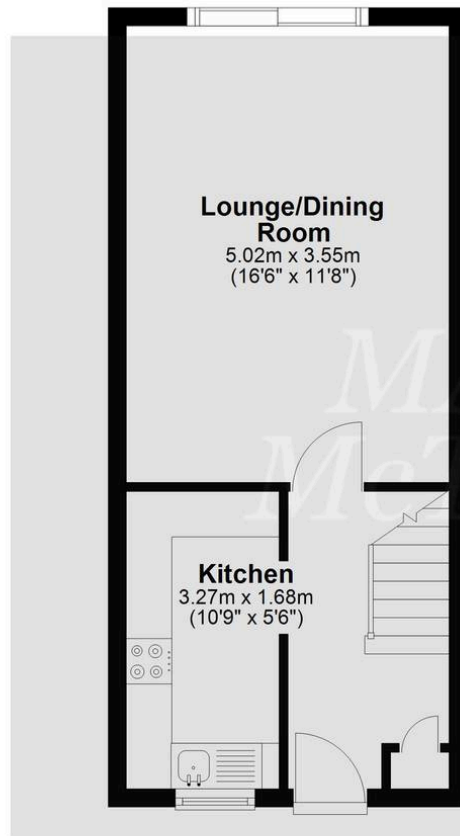
The first-floor landing provides access to both generously proportioned bedrooms, the bathroom, and a loft space, perfect for storage. The main bedroom offers a peaceful outlook to the rear aspect and features a wall of fitted wardrobes, providing ample storage with shelving and hanging space. The second double bedroom boasts a built-in cupboard housing the combi boiler and overlooks the front aspect. The bathroom is fitted with a white suite comprising a panelled bath, low-level WC, wash hand basin, and an opaque window allowing for natural light and ventilation.

Outside, gated side access leads to the larger-than-average south-facing rear garden, which is peaceful and secluded. The garden is split level, with a patio adjoining the house, a couple of steps leading to a neatly levelled lawn area surrounded by a variety of planted borders, all enclosed by fencing for privacy.



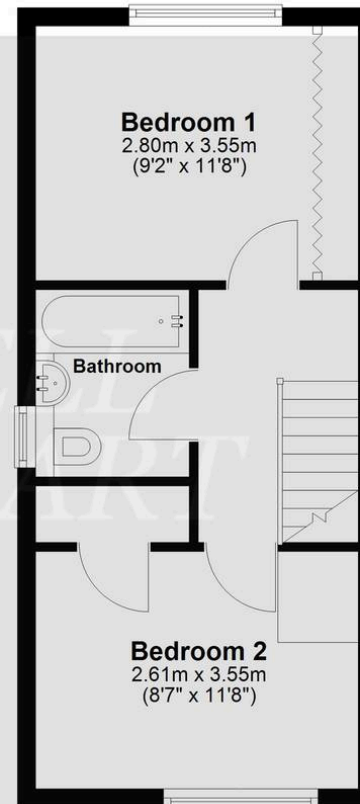
Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



Total area: approx. 59.6 sq. metres (641.2 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.