



Cobbles Crescent, Northgate

Offers in Region of £450,000

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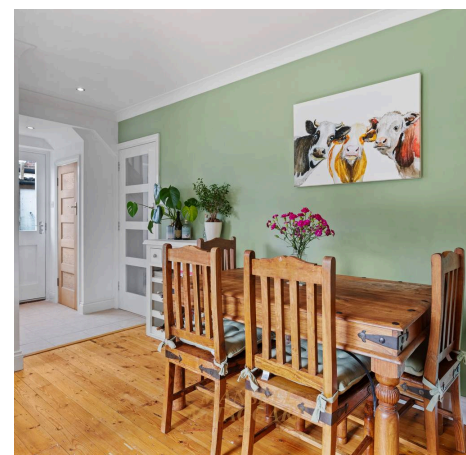




- 1930's semi-detached family home
- Three bedrooms
- Modernised and refurbished throughout by the current owners
- Located within the popular Northgate neighbourhood
- Open plan kitchen/dining room with breakfast bar
- Driveway for two vehicles
- Garage and recently installed electric car charger
- Potential to extend (STPP)
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

An extremely well presented, three-bedroom, semi-detached, family home which has been fully refurbished and modernised by the current owners retaining many of the 1930's period features. Located within the popular Northgate neighbourhood, the property is situated just a short walk of Crawley town centre and offers potential to extend to the side, subject to the necessary constraints.

The property briefly comprises: entrance hall; a bright and airy, bay fronted living room complete with a new log burner; the rear of the property features an open plan kitchen/dining room with breakfast bar, sliding patio doors and a second log burner. The fitted kitchen offers a range of wall and base units, integrated appliances including a gas hob, electric oven and extractor hood over, space for a fridge/freezer and plumbing for a washing machine and dishwasher, an understairs pantry provides further storage and shelving space.



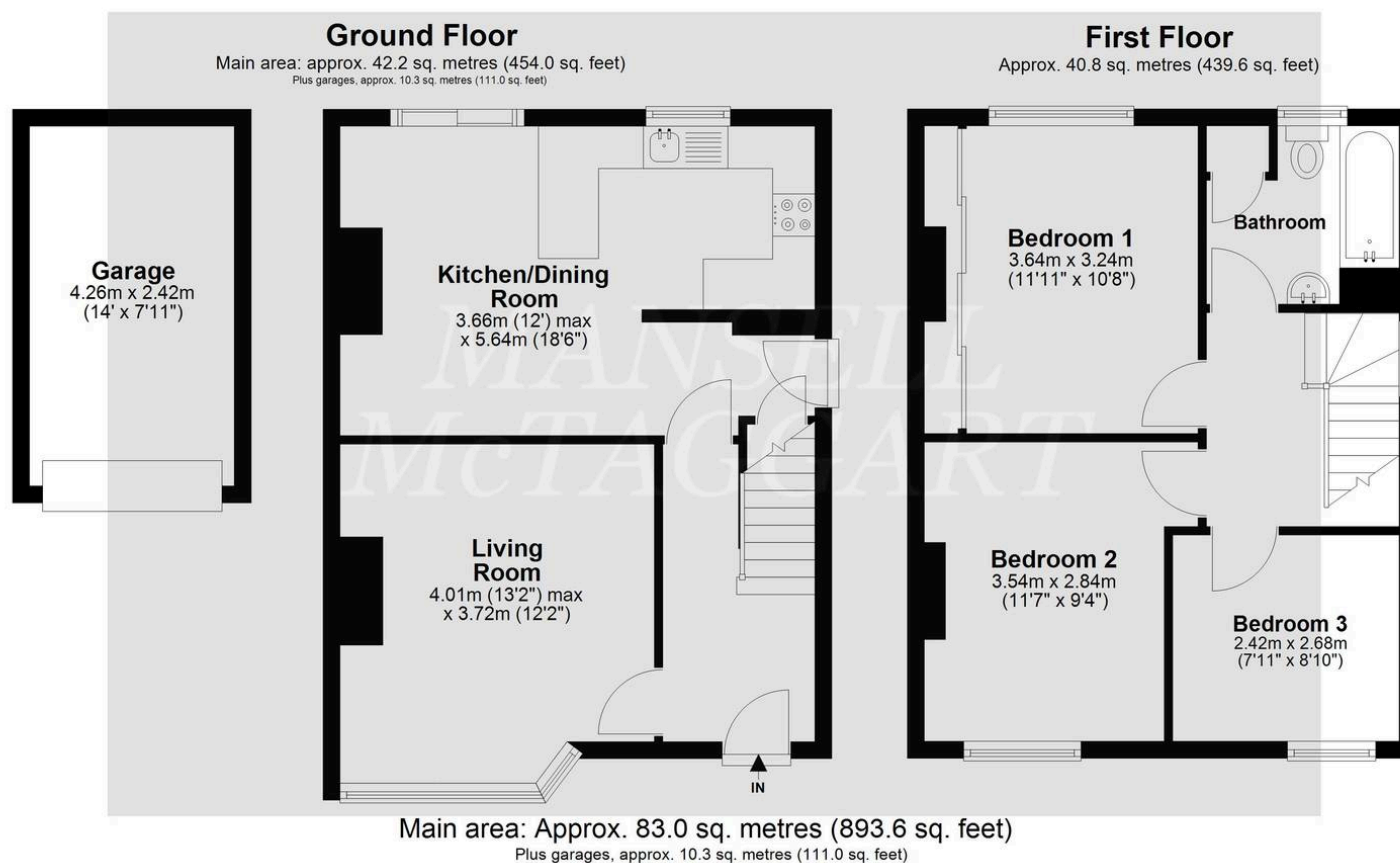


Upstairs offers a main double bedroom with fitted wardrobes; a second double bedroom overlooking the front of the property; a generous size third bedroom capable of housing a double bed and furniture and a family bathroom complete with tiled walls, panelled bath with shower unit over and shower curtain, low level W.C and wash hand basin.

Externally, the property has a flower bed to the front with easy to maintain shrubs and plants, driveway parking for two vehicles leading to a single garage and a recently installed electric car charging point. Gated side access is provided to the landscaped rear garden; this is a real feature of the property with raised flower beds enclosed by wooden sleepers flanking the borders; mature shrubs and fruit trees. A patio area abutting the rear of the property and the remainder laid to lawn.

Further benefits to the property include new carpets throughout; a combi boiler; insulated and partly boarded loft; hard wired burglar alarm; EV charger. External works completed in 2023 include: new roof including the chimney being rebuilt; new fascia's and soffits; new windows throughout and new rendering around the whole property.





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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