



Capsey Road, Ifield
£550,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



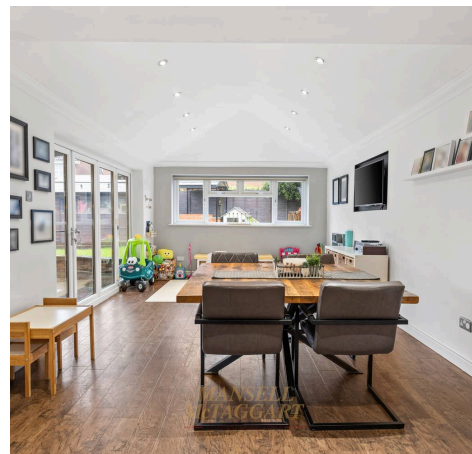


- Council Tax Band 'E' and EPC 'D'

This extended four bedroom detached property is an ideal family home, situated in the sought after area of Ifield, approximately 0.7 mile walk from Ifield station.

The front door opens into a bright hallway, where a previous porch extension has provided addition space ideal for shoe storage. Practical brush carpet gives way to tiled flooring which runs through to the kitchen. There is an understairs cupboard with light, access to the handy downstairs W/C and also to the separate utility room with door to side, fitted with a range of wall and base units with sink/drain unit set in worktops, space and plumbing for washing machine, space for tumble dryer and fridge freezer. The remainder of what was the garage is currently used as a gym space but would lend itself equally well to use as a home office, with this area also housing the gas meter and fuseboard.

At the front of the house, the living room has a bay window to the front with Karndean flooring running through to the dining room at the rear, separated by double doors. This area is a real feature of the house, with a single storey rear extension having added significantly to the living space on offer. This could be put to use as simply a stunning dining room or a versatile family room/playroom. Two sets of bifold doors lead out to the covered seating area, with a window to the rear overlooking the rest of the garden. The vertical radiator is a notable modern feature, with the overall feeling of space and direct connection to both the kitchen and the garden. The modern kitchen is fitted with an attractive range of wall and base units, a sink drainer unit is set in worktops beneath windows to the rear, there is an integrated double oven with 5 ring gas hob, integrated under counter fridge and space for a dishwasher.





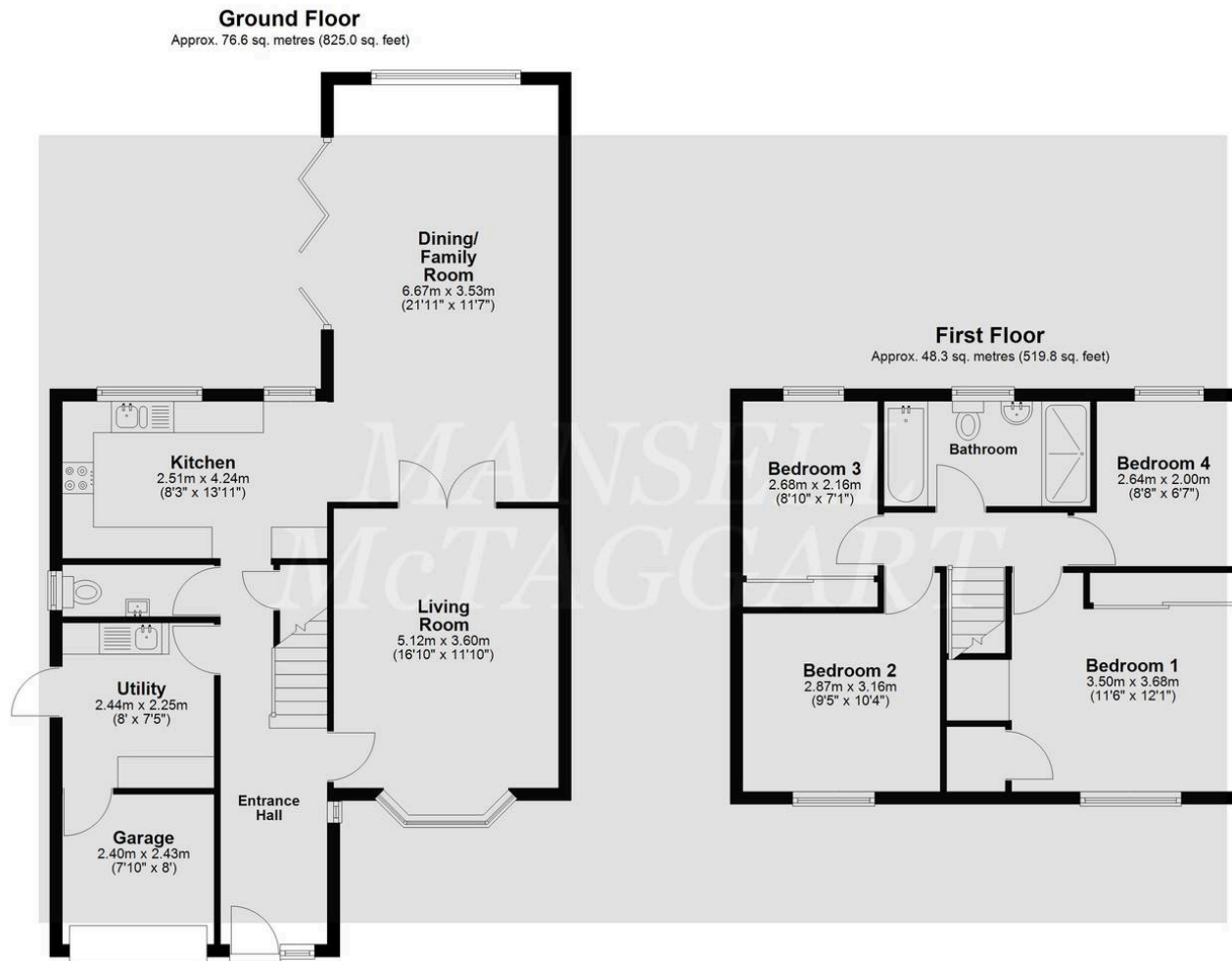
Additional larder style storage is a useful feature and the kitchen is finished with part tiled walls and a tiled floor. A cupboard houses the combination boiler, which was fitted in 2024 (Boiler under guarantee until 2032).

Stairs from the entrance hall lead to the first floor landing, with access to a boarded loft with light. The main bedroom has a window to the front with built in double 'his and hers' wardrobes, plus an additional built in cupboard with fitted shelving. A useful alcove is an ideal position for a television. Bedroom two also overlooks the front, and has a built in double sliding door wardrobe. Bedroom three is a smaller double room with window to the rear and built in double sliding door wardrobe. Bedroom four is a single room, also overlooking the rear garden. The modern family bathroom comprises both a walk in double shower cubicle with overhead and rain effect showers, and a panel bath. There is a wash hand basin, low level WC, wall mounted heated towel rail, tiled walls and floor. A frosted window to the rear allows in plenty of natural light.

Outside, the driveway provides off road parking for multiple vehicles. The rear garden is west facing and low maintenance, making it perfect for entertaining well into the summer evenings. A covered, paved seating area can be accessed direct from the extension, with the remainder laid to lawn, with timber shed and BBQ station, plus the added convenience of an outside tap and lighting. A gate provides access to the side.

This ideal family home benefits from a pleasant location in the sought-after area of Ifield. There is easy access to Crawley town centre, local schools and amenities, while commuters will appreciate being approximately 0.7 mile walking distance from Ifield station. An internal viewing is highly recommended to appreciate the modern and versatile accommodation with extra space afforded by the extension, and the attractive rear garden.





Total area: approx. 124.9 sq. metres (1344.8 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.