



Trusted since 1947

Excalibur Close, Ifield
£369,500

**MANSELL
McTAGGART**
Trusted since 1947

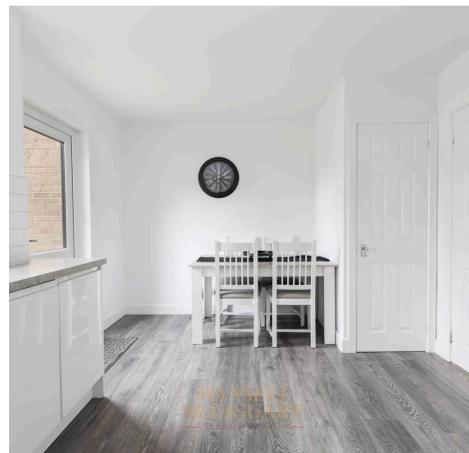




- Modern and spacious three-bedroom family home
- Refitted kitchen with integrated appliances
- Refitted family bathroom
- Potential for loft conversion, subject to necessary permissions
- Low maintenance private rear garden
- Driveway parking for multiple vehicles
- Approximately 0.7 mile walk from Ifield station
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This well-presented three-bedroom family home has been renovated throughout over time by the current owners, to provide spacious and modern accommodation in the sought after area of Ifield.

A covered entrance canopy leads to the front door, opening on to the entrance hall. At the front of the house is a large living room with useful understairs storage. Wooden flooring runs throughout the ground floor and into the modern kitchen/diner at the rear. The kitchen is fitted with an attractive range of white gloss wall and base units with a stainless-steel sink/drainer unit sitting in worktops beneath a window to the rear, integrated oven and electric hob with extractor over, integrated dishwasher, tumble dryer, washing machine and fridge freezer. A further storage cupboard has been added in the corner of the room, there is ample space for a table and chairs, and a door provides direct access to the garden.





Stairs from the entrance hall lead to the first-floor landing, with access to a boarded loft that also houses the combination boiler. Bedroom one is a good size double room with a window to the front and built in wardrobes running the length of one wall. Bedroom two is a further double room, with a pleasant outlook over the rear garden. Bedroom three is a single room with a window to the front. The modern family bathroom has been re-fitted with a white suite comprising low level WC, wash hand basin with vanity storage and panel bath with wall mounted shower, including both handheld and rain effect attachments. There is an airing cupboard, wall mounted heated towel rail, tiled walls and tiled flooring, with natural light provided via a frosted window to the rear.

Outside, a driveway provides parking for multiple vehicles, with an additional area of lawn and two external storage cupboards housing the meters. The rear garden is conveniently low maintenance, with a patio area ideal for outdoor seating and the remainder laid to artificial turf, the whole enclosed by wooden panel fencing.

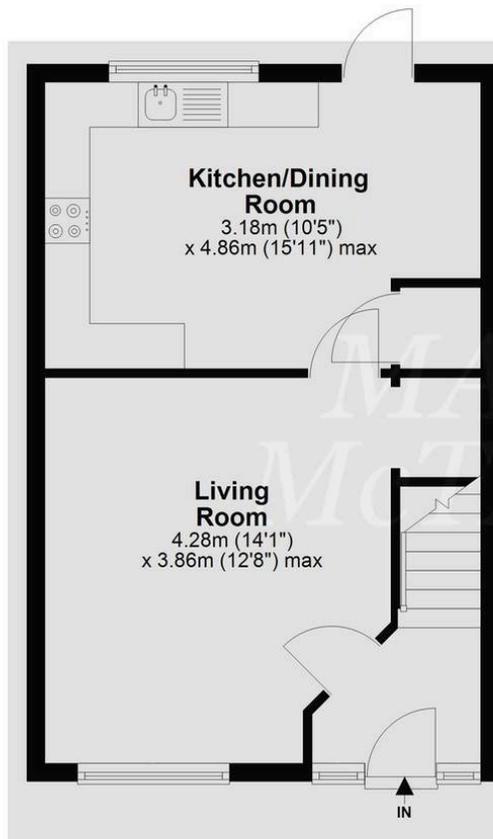
This ideal family home benefits from a pleasant location in the sought-after area of Ifield. There is easy access to Crawley town centre, local schools and amenities, while commuters will appreciate being approximately 0.7 mile walking distance from Ifield station. An internal viewing is highly recommended to appreciate the wide range of improvements that have been made by the current owners.

Agents note: this property lends itself to a loft conversion (STPP) to potentially provide a fourth bedroom and en-suite. This has been done on other properties of this design, please ask agent for further details.



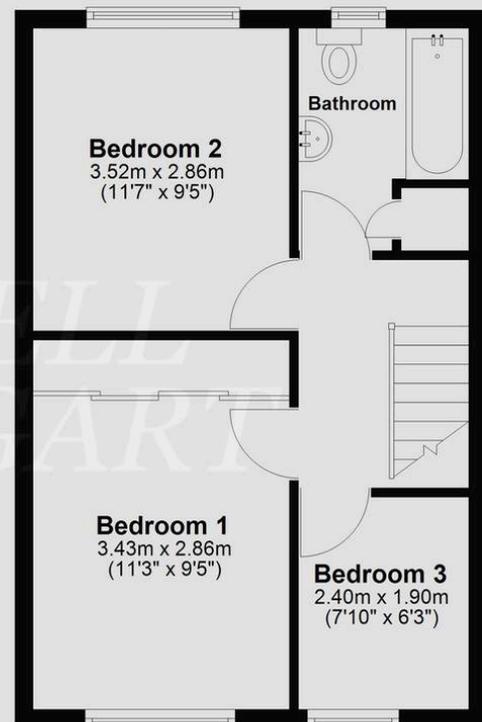
Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 74.0 sq. metres (796.8 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.