



Fairway, Ifield

In Excess of £350,000

**MANSELL
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- Modern and spacious three-bedroom family home
- Porch providing additional storage and scope for a downstairs W/C (STPP)
- Living room, separate re-fitted kitchen/diner with integrated appliances
- Modern family bathroom
- Private west facing rear garden
- Driveway parking for 2 cars
- Approximately 1 mile walk from Ifield train 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 improved over time by the current owners, to provide spacious and modern accommodation in the sought after area of Ifield.

The front door leads directly into a covered entrance porch, with a large cupboard to the left which currently houses a tumble dryer, along with the wall mounted central heating boiler. The entrance hallway benefits from further storage by way of an under stairs cupboard and additional coat cupboard. There is scope to reconfigure the porch and coat cupboard space into a downstairs W/C, subject to the necessary consents. At the front of the house is a good size living room, laid to wood laminate flooring. This continues through to the re-fitted kitchen/dining room, which is fitted with an attractive range of wall and base units, 1½ bowl sink/drainer unit set into worktops with integrated washing machine, dishwasher, fridge/freezer, double oven/microwave and induction hob with extractor over. There is ample space for a dining room table and chairs, with a window to the rear and a door leading out to the garden.





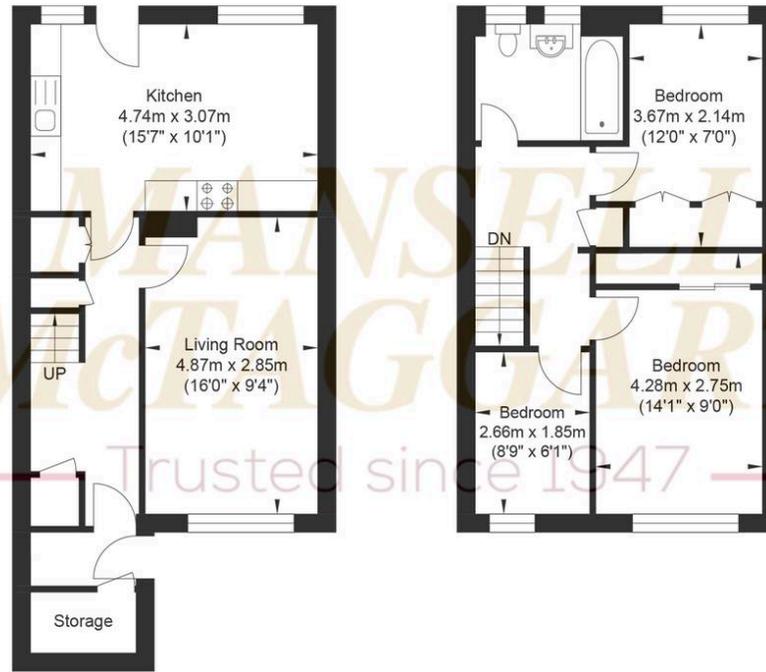
Stairs from the entrance hall lead to the first-floor landing, with access to an airing cupboard and to a part boarded loft with ladder and light. Bedroom one is a double room with window to front and built in wardrobes. Bedroom two is a further double room with a window overlooking the garden and built in wardrobes. Bedroom three is a single room with a window to the front. The modern family bathroom has two windows to the rear and is fitted with a suite comprising low level WC, wash hand basin with vanity storage below, panel bath with wall mounted shower and heated towel rail, spotlights and extractor fan.

Outside, a driveway provides parking for two vehicles. The private rear garden is west facing with a patio area abutting the rear of the property, the remainder laid to lawn with a shed and gated access to the rear, where there is a charming park ideal for young children.

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 1 mile walking distance from Ifield station. An internal viewing is highly recommended.



Fairway



Ground Floor
Approximate Floor Area
452.94 sq ft
(42.08 sq m)

First Floor
Approximate Floor Area
410.21 sq ft
(38.11 sq m)



Approximate Gross Internal Area = 80.19 sq m / 863.15 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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