



MANSELL
McTAGGART

Trusted since 1947

Tinsley Lane, Three Bridges
£900,000

MANSELL
McTAGGART
Trusted since 1947



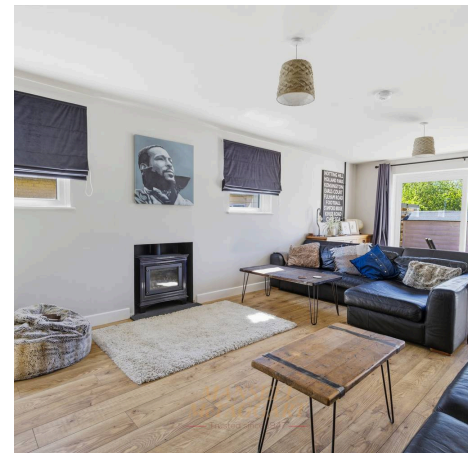


- Council Tax Band 'G' and EPC 'C'

A unique opportunity to purchase a substantial 5 double bedroom family home, refurbished to a show home standard to provide over 2,300 square feet of versatile accommodation, situated in the sought after area of Three Bridges.

Upon entering the property, you are greeted with a bright and spacious entrance hallway with understairs storage cupboard. A reception room to the left makes an ideal family room or formal dining room, whilst to the right is a study with door to a 'plant room' neatly housing the boiler, hot water cylinder and internet/heating controls. The hallway continues past the downstairs WC and into the stunning kitchen/dining room. Fitted with an attractive range of wall and base units, sink/drainer unit sits in worktops beneath a window to the rear. There is an integrated double oven with electric hob and extractor over, integrated microwave and dishwasher with space for an American style fridge/freezer. A breakfast bar sits four and gives separation from the dining area, which comfortably fits a 6-seater table and chairs. Sliding doors lead out to the rear garden. A separate utility/prep room has further wall and base units and sink, with integrated microwave, space for a washing machine and tumble dryer, and useful access out to the side. Sliding doors lead from the dining room to the dual aspect living room, with windows to the side and further doors to the garden. Wooden flooring matches the other reception rooms, whilst acoustic panelling to one wall and space for a log/multi fuel burner are notable features.

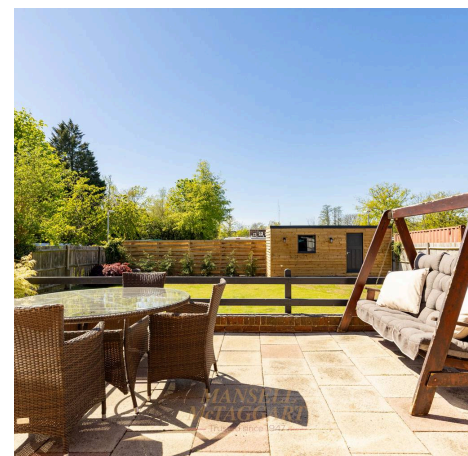
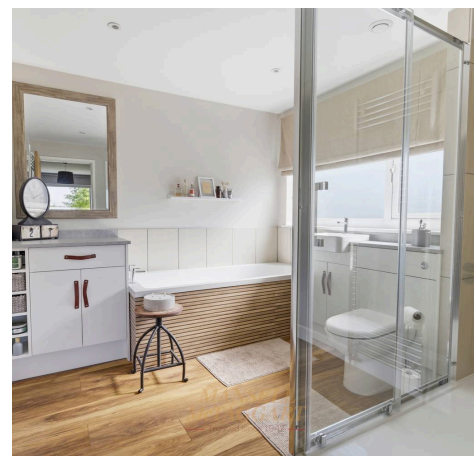
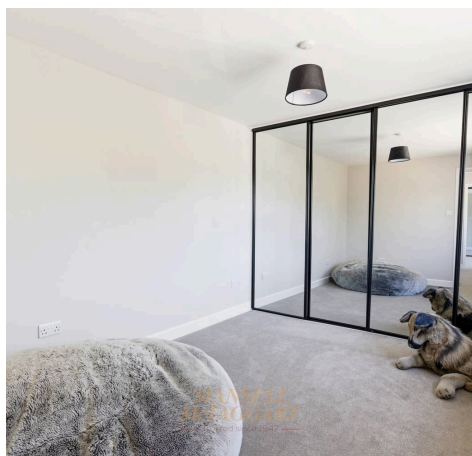
Stairs from the entrance hall lead to a galleried landing, with access to an airing cupboard and the loft. The loft is fully boarded with ladder, power and light, providing substantial storage and the scope for conversion into addition bedrooms (subject to the necessary permissions).

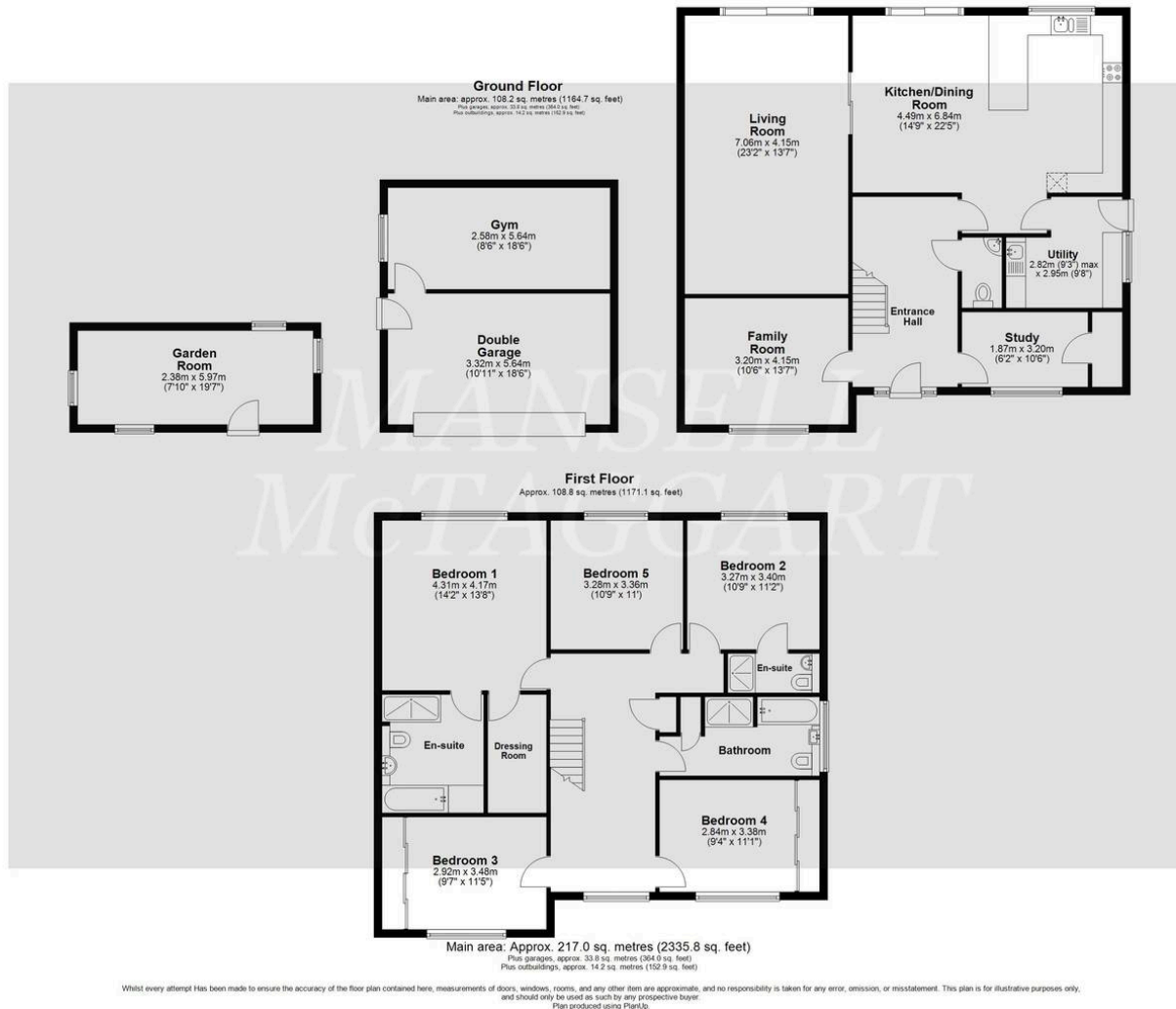




At the rear of the house, the stunning principal suite comprises a large double room with separate dressing room and en-suite bathroom. The dressing room could easily be re-purposed to make an ideal nursery, whilst the en-suite has both walk-in shower cubicle and panel bath, with low level WC, wash hand basin with storage, plus additional fitted vanity unit and wall mounted heated towel rail. Bedroom two is an ideal guest room, also enjoying an outlook over the rear garden and the use of an en-suite shower room. Bedrooms three and four and both double bedrooms at the front of the property, with built in sliding door mirror wardrobes running the length of one wall. Bedroom five, with a window to the rear, will also comfortably fit a double bed. The main family bathroom has both shower cubicle and panel bath, with thoughtful storage provided by way of vanity unit beneath the wash hand basin, and a cupboard fitted with shelving. A frosted window to the side continues the theme of brightness and natural light which is evident throughout the property.

Outside, a block paved driveway allows off road parking for multiple vehicles and leads to the detached double garage. Currently divided to provide storage space to the front and use as a gym to the rear, the garage could be returned to a more conventional layout or converted into independent accommodation, subject to permission. Post and rail fencing runs across the front of the plot, with laurels planted to give additional screening. There is side access to a private west facing rear garden. Here a large patio abuts the rear of the property and acts as an ideal seating area for enjoying the sunshine late into the evening. The remainder is mainly laid to lawn and enclosed with wooden panel fencing. A log cabin style garden room at the bottom of the garden is ideal as an outside workspace, having both light and power.





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.