



Somerley Drive, Forge Wood

Guide Price £425,000 – £440,000

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- Situated on the sought after Forge Wood development
- Family home overlooking playing fields
- Downstairs cloakroom | En-suite shower room | Family bathroom
- Open plan living/dining room
- Driveway parking for two vehicles and single garage
- Secluded rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' & EPC 'tbc'

A modern and well presented three-bedroom family home, situated on the ever-popular Forge Wood development located on the borders of Crawley and Horley. This lovely home was built in 2016 and benefits from driveway parking for two vehicles, single garage, downstairs cloakroom, en-suite shower room and a secluded rear garden.

Upon entry you are greeted with an entrance hall with stairs rising to the first floor and access to the cloakroom comprising of a low-level WC, pedestal wash hand basin with tiled splashback, tiled flooring and opaque window to front.

The kitchen which overlooks the front aspect is fitted with a range of high gloss wall and base incorporating cupboards and drawers with work tops over, integrated appliances include washing machine, dishwasher, fridge/freezer, electric oven and a four-ring gas hob with stainless steel extractor hood over, a wall mounted boiler, under counter lighting and tiled flooring. Situated to the rear of the property is the open plan living/dining room with two windows and French doors opening out to the rear garden allowing in plenty of natural light with ample space for a dining table and chairs and a useful understairs storage cupboard.





Stairs from the entrance hall take you to the first-floor landing giving access to all three bedrooms, family bathroom, as well as access to the partly boarded loft and a deep storage cupboard over the stairs.

The master bedroom overlooks the front aspect with views over the playing fields and has fitted triple wardrobes with sliding mirrored doors and access to the en-suite comprising of a double shower cubicle with wall mounted shower unit and glass sliding door, low level WC, pedestal wash hand basin with tiled splashback. Bedroom two is another good sized double room overlooking the rear with a built-in double wardrobe with sliding mirrored doors, whilst bedroom three is of a single size overlooking the rear, again with fitted wardrobes.

The family bathroom is fitted in a white suite with a panel enclosed bath, pedestal wash basin with tiled splashback, low level WC and part tiled walls.

Outside the front of the property has a driveway providing off road parking for two vehicles leading to an attached garage with up and over door and access door to garden.

To the rear, the property benefits from a secluded garden fully enclosed by wooden panel fencing with a patio area abutting the foot of the property with the remainder being laid to lawn with outside tap and light.

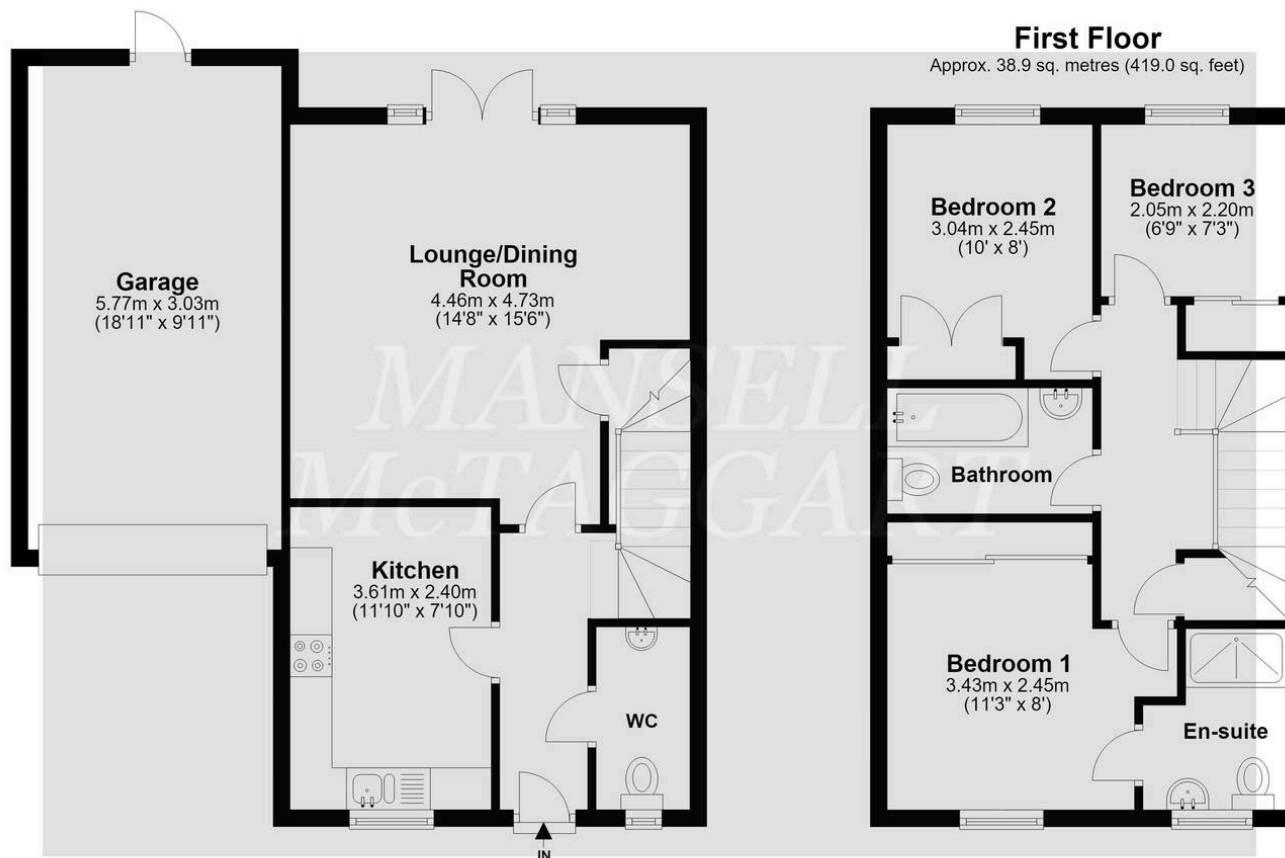
Agents Note

There is an annual service charge of £380.00. This information should be confirmed by your solicitor.



Ground Floor

Approx. 56.8 sq. metres (611.9 sq. feet)



Total area: approx. 95.8 sq. metres (1030.9 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/

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