



Hightrees, Ifield

Guide Price £650,000 – £675,000

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

An extremely well-presented and impressive four double bedroom detached family home with remaining NHBC cover, situated in a quiet cul-de-sac location and offering over 2,000 sq ft of versatile accommodation throughout. The property is conveniently located within walking distance of Ifield train station, excellent bus links, local schools, popular amenities, and is just a short journey from Crawley town centre.

Upon entering the property, you are greeted by a spacious entrance hall with doors leading to the kitchen/breakfast room, living/dining room, downstairs cloakroom/utility room, and stairs rising to the first floor.

The kitchen/breakfast room features a bay window overlooking the front of the property, allowing plenty of natural light to flood the space, along with ample room for a dining table and chairs. The kitchen is fitted with an extensive range of wall and base units, granite work surfaces, a sink unit, integrated five-ring gas hob, double oven, integrated fridge/freezer, and dishwasher. The cloakroom/utility room is also accessed from the entrance hall and comprises an opaque side window, base units, work surfaces, plumbing and space for a washing machine, a low-level WC, and a wash hand basin. The living/dining room is located at the rear of the property and is of excellent proportions, offering ample space for multiple large sofas, an eight-seater dining table, and additional freestanding furniture. Bifold doors and a further rear window enhance the bright and airy feel of the room while providing views over the garden.





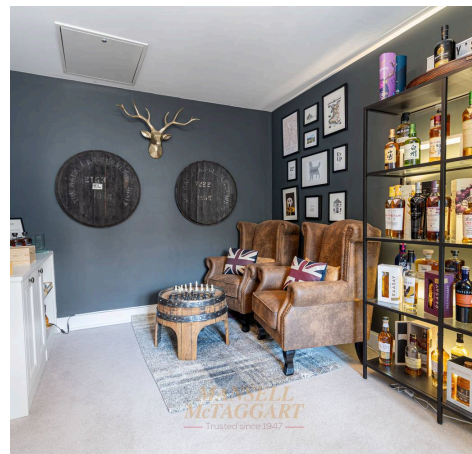
Heading upstairs, a spacious landing provides access to bedrooms one, three and four, the family bathroom, and stairs rising to the second floor. The main bedroom is of fantastic proportions and benefits from triple mirrored wardrobes and a generous en-suite comprising a large shower cubicle, low-level WC, wash hand basin, heated towel rail, extractor fan, and opaque window to the front. Bedrooms three and four are both well-proportioned double rooms, offering space for double beds and freestanding furniture, with bedroom three further benefitting from fitted wardrobes. The family bathroom comprises a panel-enclosed bath with mixer tap, low-level WC, wash hand basin, heated towel rail, and extractor fan.

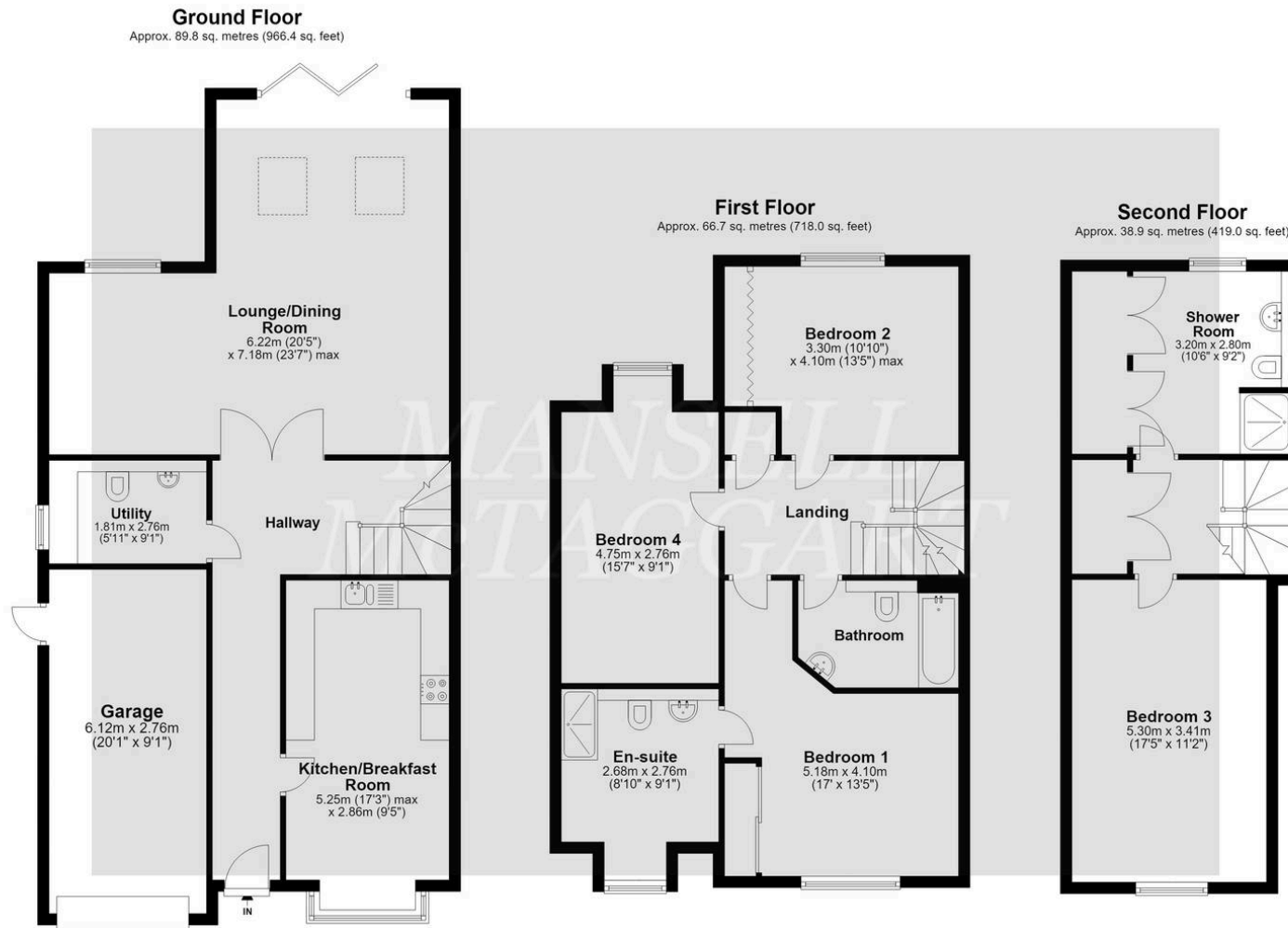
Ascending to the second floor, there is a useful double storage cupboard, access to bedroom two, and a separate shower room. Bedroom two is another exceptionally spacious double bedroom and benefits from his-and-hers double wardrobes. The shower room comprises a large shower cubicle, low-level WC, wash hand basin, heated towel rail, and extractor fan.

Outside, the property is approached via a private driveway providing off-street parking for several vehicles, flanked by a lawn and a footpath leading to the covered front porch. The integral garage benefits from an electric door, power, and lighting. Side access leads to the well-proportioned west-facing rear garden, which is predominantly laid to lawn and features a patio area adjoining the property, along with a garden shed.

Agents Note

There is an annual service charge of £368. This information should be confirmed by your solicitor.





Total area: approx. 195.4 sq. metres (2103.4 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.

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