

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

FONTANA CLOSE, WORTH, CRAWLEY, WEST SUSSEX RH10 7SE

ENTRANCE PORCH – SPACIOUS ENTRANCE HALL

LIVING ROOM – DINING ROOM 17'9 X 12' KITCHEN/BREAKFAST ROOM

CLOAKROOM – STUDY – UTILITY ROOM

GALLERIED LANDING

MASTER BEDROOM WITH EN-SUITE BATHROOM

GUEST SUITE WITH EN-SUITE SHOWER ROOM

THREE FURTHER DOUBLE BEDROOMS – FAMILY BATHROOM

GAS FIRED CENTRAL HEATING – WOODEN FRAMED DOUBLE GLAZING

INTEGRATED APPLIANCES – SOLID HARDWOOD FLOORS

PRIVATE DRIVEWAY WITH PARKING FOR 2/3 VEHICLES – INTEGRATED DOUBLE GARAGE

EXCLUSIVE CUL-DE-SAC LOCATION

50' X 25' SOUTH WEST FACING REAR GARDEN

LEADING TO AN ADDITIONAL 50' X 30' SOUTH FACING SIDE GARDEN

NO CHAIN



GUIDE PRICE .. £530,000 - £550,000 .. FREEHOLD

*PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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FONTANA CLOSE, WORTH, CRAWLEY, WEST SUSSEX

DESCRIPTION

An attractive and spacious five bedroom detached family home built in 2000 by Hillreed Homes to their Petworth design. The property is located on a corner plot with gardens on two sides and is situated in an exclusive private cul de sac location in the highly sought after village of Worth on the eastern side of Crawley. The property has been modernised and up-graded by the current owners with the accommodation on the ground floor comprising; entrance porch, spacious entrance hall, living room, dining room, 17'9 x 12' kitchen/breakfast room, cloakroom, study and a utility room. On the first floor there is a galleried landing, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Benefits include gas fired central heating, wooden framed double glazing, integrated appliances and hardwood floors. Outside there is a private driveway with parking for 2/3 vehicles, integrated double garage and side access to a landscaped 50' x 30' rear garden and additional 50' x 25' south facing side garden.

LOCATION

The Worth Conservation Area is located on the eastern side of Crawley town centre with its public footpath and bridleways linking with neighbouring districts and a short walk to the local shopping parade with its convenience store, hairdressers and Post Office. Crawley town centre, with its excellent selection of shops, restaurants, recreation facilities, schools and railway station, is approximately two miles and Gatwick Airport and Junction 10A of the M23 are also within easy reach. Three Bridges mainline railway station with fast and frequent services to London (approx. 35 minutes) and Brighton (approx 30 minutes) is a short drive.

DIRECTIONS

From Crawley High Street proceed east along the A2220 Haslett Avenue towards Three Bridges station. As you pass the station continue straight on through two sets of traffic lights where the road merges into Worth Park Avenue and at the roundabout take the third exit onto the Balcombe Road. Proceed over the next three roundabouts taking the next turning on the left into Church Road and first turning on the left into Fontana Close where the property can be found on the left hand side.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL front door, window to front, understairs cupboard, central staircase leading to galleried landing, door to garage, radiator

LIVING ROOM (21'4 x 12'2) double aspect room with window to front, patio doors to garden, open brick inglenook fireplace with wooden mantel above, TV and telephone points, radiator.

DINING ROOM (13'7 x 12') double aspect room with windows to side and rear, patio door to garden, radiator.

KITCHEN / BREAKFAST ROOM (17'9 x 12') double aspect room with windows to side and rear, fitted with an attractive range of wall and base units with oak doors, 1½ bowl sink unit, work surfaces over, integrated double oven and grill, integrated 4-ring gas hob with extractor hood over, integrated dishwasher and fridge/freezer, patterned wall tiling, slate stone effect flooring, recessed spotlights, radiator.

CLOAKROOM frosted window to rear, low level WC, pedestal wash hand basin, partly tiled.

STUDY (8'11 x 7'3) window to front, telephone point, radiator.

UTILITY ROOM (8'5 x 6'8) window to side, door to garden, fitted with a range of wall units with shelving under, plumbing and space for washing machine and tumble dryer, wall mounted boiler, tiled floor.

Stairs from entrance hall to **GALLERIED FIRST FLOOR LANDING** window to front, airing cupboard, loft access

MASTER BEDROOM (18'6 x 12'2) double aspect room with windows to front and rear, fitted double wardrobes, radiator.

EN-SUITE BATHROOM frosted window to side, white luxury suite comprising panelled bath with mixer tap and shower attachment, WC, vanity wash hand basin, **separate shower cubicle** with Aqualisa shower, heated towel rail, part tiled walls, recessed spotlights.

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GUEST BEDROOM (11'10 x 10'8) double aspect room with windows to side and rear, fitted double wardrobes, telephone point, radiator, door to:

EN-SUITE SHOWER ROOM suite comprising shower cubicle with Aqualisa shower, pedestal wash hand basin, WC, partly tiled, extractor fan, radiator.

BEDROOM 3 (12'3 x 10'10) window to rear, fitted single wardrobe, radiator.

BEDROOM 4 (12'1 x 8'9) window to front, radiator.

BEDROOM 5 (11'8 x 8'7) window to rear, radiator.

FAMILY BATHROOM frosted window to rear, luxury suite comprising panelled bath with mixer tap and shower attachment, WC, vanity wash hand basin, wall and floor tiling, extractor fan, heated towel rail.

OUTSIDE

FRONT GARDEN brick block paved **private driveway** with parking for 2/3 vehicles, lawn area, bordered by shrub and flowerbeds.

INTEGRAL DOUBLE GARAGE (17'10 x 17') window to side, up and over door, power and light, door to garden

LANDSCAPED SOUTH WEST FACING REAR GARDEN (50' x 25') a block paved patio abuts rear of property with steps leading down to a lawn area with a selection of shrub and flowerbeds, mature trees, leading to:

ADDITIONAL SOUTH FACING SIDE GARDEN (50' x 30') laid to lawn with elevated shrub and flower borders, mature trees, the whole enclosed by wooden panelled fencing.

COUNCIL TAX Band 'G' (2009/10 - £2,424.00)

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www.primelocation.co.uk

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