



Guide Price £400,000 - £425,000 Freehold

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## Clitherow Gardens, Southgate, Crawley

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Moore & Partners

**A THREE BEDROOM DETACHED FAMILY HOME LOCATED WITHIN SOUTHGATE. BENEFITING FROM A SPACIOUS LOUNGE, OPEN PLAN KITCHEN/DINER, EN-SUITE SHOWER ROOM AND A GENEROUS REAR GARDEN. LOCATED CLOSE TO LOCAL SHOPS, SCHOOLS AND CRAWLEY TRAIN STATION. NO ONWARD CHAIN**

On entering the property you step into the entrance porch which provides ample room for coats & shoes and provides access to the downstairs cloakroom and family lounge. The spacious lounge provides adequate space for free standing sofas and additional furniture, with stairs to first floor and landing. A door leads nicely through to the open plan kitchen/diner. Within the dining area you can enjoy your evening meal or entertain friends & family around the six-seater dining room table and chairs. The double French doors from the dining area allow plenty of natural light to flood through and provide direct access to the rear garden onto the decking area. The open plan kitchen is fitted with a generous range of base and eye level units with work surface surround. Within the kitchen area there are some built in appliances such as an oven, gas hob and extractor fan, with further spaces provided for washing machine and dishwasher.

The first landing provides gives access to all bedrooms, family bathroom and hatch to loft. The master bedroom can comfortably cater a king-sized bed with adequate floor space for free standing bedroom furniture. The master bedroom also benefits from an en-suite shower room, with a small window allowing in plenty of natural light and allows for good ventilation. The room is located at the front of the property, with views over the front garden. Bedroom two can comfortably cater a king-sized bed with adequate floor space for further free-standing bedroom furniture, its located at the rear of the property. Bedroom three is a decent sized single bedroom, which benefits from an over stairs cupboard and is located at the front of the house. The family bathroom comprises of a white three-piece suite with separate shower unit over the bath, set against beautifully tiled walls and flooring with a rear aspect window.

To the front of the property there is a small area of lawn and a driveway for two cars which leads to the attached single garage with up and over door. The garage is fitted with light and power. The rear garden provides a good degree of privacy and seclusion, benefitting from not being overlook to the rear. It benefits a raised decked entertaining area that stretches across the rear of the property which makes an ideal space for garden furniture, the main part of the garden is laid to lawn with further wooden decking to the rear.

The property could be further enhanced with a garage conversion or side and rear extension subject to the necessary permission being sought and granted.

Situated away from the property, there is the benefit of an additional allocated parking space for one car.

The property is offered with onward chain



# Room Details

## Ground Floor

Entrance Porch	
Downstairs Cloakroom	5'7" x 2'5" (1.70m x 0.74m)
Lounge	17'7" x 14'5" (5.36m x 4.39m) 17'10" x 16'0" (5.44m x 4.88m)
Kitchen/Diner	14'5" x 9'0" (4.39m x 2.74m) 14'6" x 9'0" (4.42m x 2.74m)

## First Floor

Landing	
Master Bedroom	11'9" x 8'5" (3.58m x 2.57m) 13'4" x 11'6" (4.06m x 3.51m)
En-Suite Shower	8'3" x 4'3" (2.51m x 1.30m)
Bedroom Two	10'5" x 8'0" (3.18m x 2.44m) 10'6" x 8'0" (3.20m x 2.44m)
Bedroom Three	8'7" x 5'9" (2.62m x 1.75m) 8'8" x 5'9" (2.64m x 1.75m)
Family Bathroom	6'1" x 5'9" (1.85m x 1.75m)

## Outside

Front Garden	
Rear Garden	
Attached Single Garage	17'0" x 8'6" (5.18m x 2.59m)
Driveway for Two Cars	
Separate Allocated Parking	For One Car



Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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