



Guide Price £340,000 - £360,000 Freehold

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## Burrell Court, Bewbush, Crawley, RH11

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Moore & Partners

**A SPACIOUS THREE BEDROOM END TERRACE FAMILY HOME OFFERING SOMEONE THE OPPORTUNITY TO MOVE STRAIGHT AND ENJOY. THERE IS EXCELLENT ACCOMMODATION THROUGHOUT TO SUITE ALL YOUR FAMILY'S NEEDS WITH THE ADDITION OF A DOWNSTAIRS W/C AND A LOVELY REAR GARDEN**

To the front, the access to the property is via a covered porch which has a large storage cupboard fitted with light and power for a variety of uses, like housing an additional freezer or tumble dryer. On entering the home, the front door leads into the entrance hall which provides access to the downstairs w/c, kitchen, lounge/diner and stairs to first floor. The refitted kitchen offers a generous range of base and eye level units with work surface surround, all set against stylish tiling and grey wood effect flooring. Within the kitchen there are a range of integrated appliances such as, fridge/freezer, dishwasher, double oven within built air fryer, cooker hood and induction hob. A window overlooks the rear garden and a glazed single door provides direct access onto the patio area of the rear garden. The open plan lounge/diner is a great space for entertaining and relaxing, plenty of space is provided for a range of seating and dining room furniture. Double opening doors give you great access out into the rear garden and really make the most of the southern facing aspect, especially in the summer months.

Stairs from the hallway lead to the first-floor landing which provides access to all bedrooms, family bathroom, loft and storage cupboards. Bedroom one sits at the rear of the house and can comfortably hold a King size bed and benefits from a double built in wardrobe. Further space is provided for additional free-standing furniture. Bedroom two is also a double room which can comfortably hold a double bed with plenty of space for additional free-standing furniture. Bedroom three is a generous third bedroom and comfortably holds a single bed with space for free-standing furniture. The family bathroom comprises of a three-piece suite with mixer tap and hand-held shower over the bath. It's all set against white tiled walls, with the added benefit of double-glazed windows for plenty of natural light and ventilation.

The rear garden is a real feature to the property, having been landscaped. It now boasts a generous patio, creating a great seating and barbeque area. Whilst the main part of the garden is laid with artificial lawn surrounded by raised flower beds. The garden is enclosed with panelled fencing and brick walls giving a good degree of privacy and seclusion. A pathway to the side leads to a single gate giving side access to the garden. The gate opens up out to the adjoining road, Ellman Road, where you will find the nearest and most convenient residential parking area.

EPC Rating TBC



# Room Details

## Ground Floor

Entrance Hall

Cloakroom

5'8" x 3'0" (1.73m x 0.91m)

Lounge/Diner

17'6" x 15'4" (5.33m x 4.67m)

Kitchen

11'5" x 10'7" (3.48m x 3.23m)

## First Floor

Landing

Bedroom One

11'4" x 9'4" to wardrobe  
(3.45m x 2.84m to wardrobe)

Bedroom Two

14'6" x 8'5" (4.42m x 2.57m)

Bedroom Three

11'6" x 6'2" (3.51m x 1.88m)

Bathroom

6'9" x 6'2" (2.06m x 1.88m)

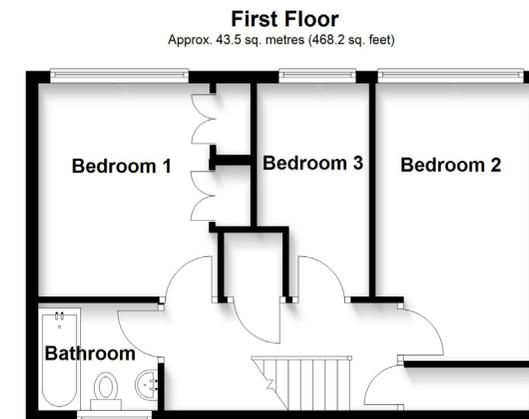
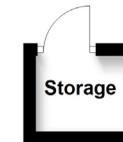
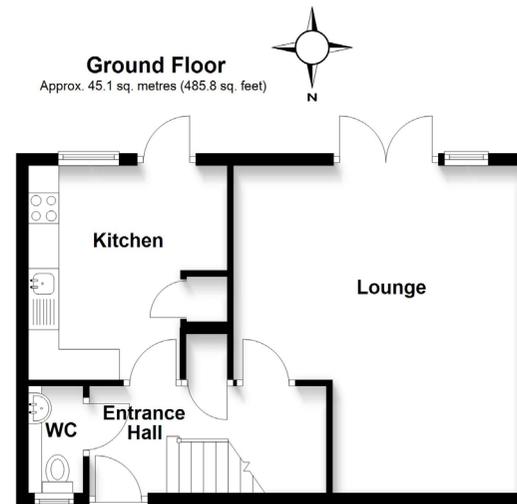
Storage Cupboard

6'8" x 2'8" (2.03m x 0.81m)

## Outside

Rear Garden

Front Storage Cupboard 4'9" x 4'0" (1.45m x 1.22m)



Total area: approx. 88.6 sq. metres (953.9 sq. feet)

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

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