

**£445,000****Blackwater Lane, Pound Hill, Crawley, RH10 7RN**

Platinum Estates are proud to offer to the market this spacious EXTENDED and stunningly presented 3/4 Bedroom Detached family home which is located in the highly sought after area of Pound Hill on one of Crawley's PREMIER roads. The property in briefly comprises of: 27'9 Lounge, Shaker style 32'2 Kitchen/Diner, 15'3 Heated Conservatory/Office, 18'8 2nd Reception Room or ANNEX- with 2nd bathroom. 15'8 Master bedroom, 2 further bedrooms, Modern Bathroom Suite including separate Shower cubicle, Downstairs Cloakroom, Modern Gas Rad C/H, Replaced D/G window, Rear Garden with gated side access, Driveway for several cars & SHORT WALK TO THREE BRIDGES TRAIN STATION, local SCHOOLS and SHOPS. Internal viewings are highly recommended to appreciate this STUNNINGLY presented and EXCEEDINGLY spacious family home.

- **STUNNING 3/4 Bedroom Detached Family Home,**
- **AMAZING 18'8 2nd Reception Room or Option of Anne,**
- **27'9 Lounge,**
- **32'2 Kitchen/Diner,**
- **MODERN Bathroom Suite with Separate SHOWER cubicle,**



### **Hallway**

New D/G UPVC glazed front door. Newly Laminated floor. Door to laminated W/C with corner basin. Window to front

### **L Shaped Lounge/Diner 27'9 max X 11'8 min**

Triple aspect, Newly laminated floor with wooden French doors to hallway & wooden French doors to conservatory.



### **Kitchen/Dining Room 32'2 X 11'1**

New white luxury shaker style kitchen- with frosted chrome display (approx. 25 cupboards inc. 4 sets of drawers & work top lighting!!) Solid beech block surfaces. Integrated tall fridge freezer, chrome electric oven & matching extractor. 4 ring halogen hob, integrated dishwasher, and space for washing machine.



### **Conservatory 15'3 X 7'8**

Brick based wooden conservatory-with double radiator. Sliding patio doors to garden. Newly fitted carpet. Contemporary ceiling light.

### **Family Room 18'8 x 11'9**

Newly carpeted, window to front with double rad. Below, doors to hall & adj. Bathroom.



The Property Misdescription's ACT 1991. While we endeavour to make our details accurate, we have not tested any equipment or appliance and therefore we can not verify the particular herein. Room sizes are approximate and should be independently verified. We have not had sight of legal documents and buyers are advised to obtain their own reports from Solicitors and Surveyors before finalizing an offer to buy. Journeys should not be undertaken to view a property without making an appointment to view before hand.

### **Downstairs 2nd bathroom/En Suite to Family Room/Bedroom 4**



New low level WC, Separate corner shower cubicle with curved screen, Pedestal basin, ventaxia, Tiled floor, feature sky light, chrome halogen down Lighters & chrome towel rail.

### **Landing**

Extra wide loft hatch to fully boarded loft with light.

### **Bedroom 1 15'8 x 11'7**



Newly carpeted Master bedroom with views to rear. Double rad below window. New contemporary ceiling light.

### **Bedroom 2 11'9 x 9'8**



Newly carpeted t. D.rad below Window to front. New contemporary ceiling light.

### **Bedroom 3 9'8 x 7'8**



Newly carpeted. D.rad below Window to front. New contemporary ceiling light.

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### Family Bathroom 11'8 x 7'9



Contemporary new white bathroom suite –part tiled, comprising of panelled bath, pedestal basin, & low level WC with the additional benefit of a separate corner shower cubicle, ventaxia & chrome towel rail.

### Rear Garden



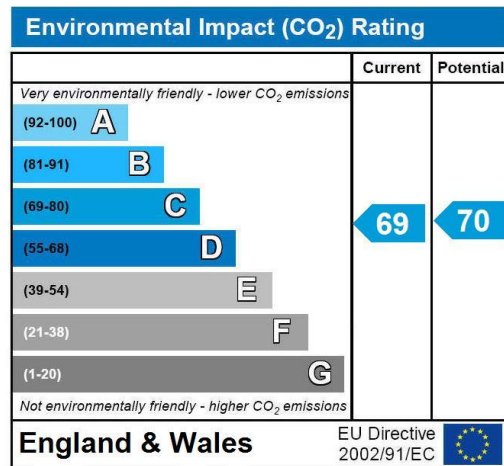
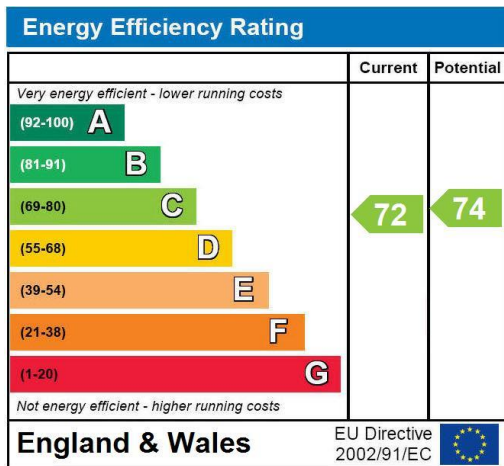
Mainly laid to lawn with mature conifers to rear-offering good seclusion with 6' panel fencing to all 3 sides & mature shrub borders.

### Front Garden

Drive way for several cars, Adjoining lawn.

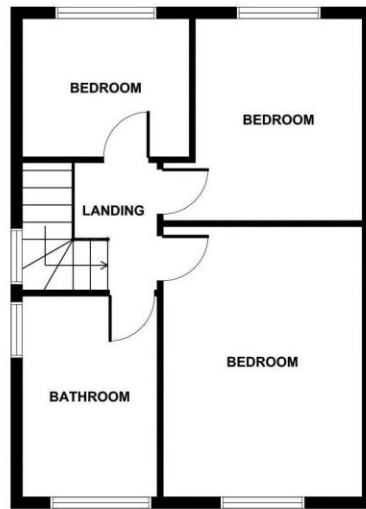
Property Ref: ABC1000075

### Energy Performance Certificates

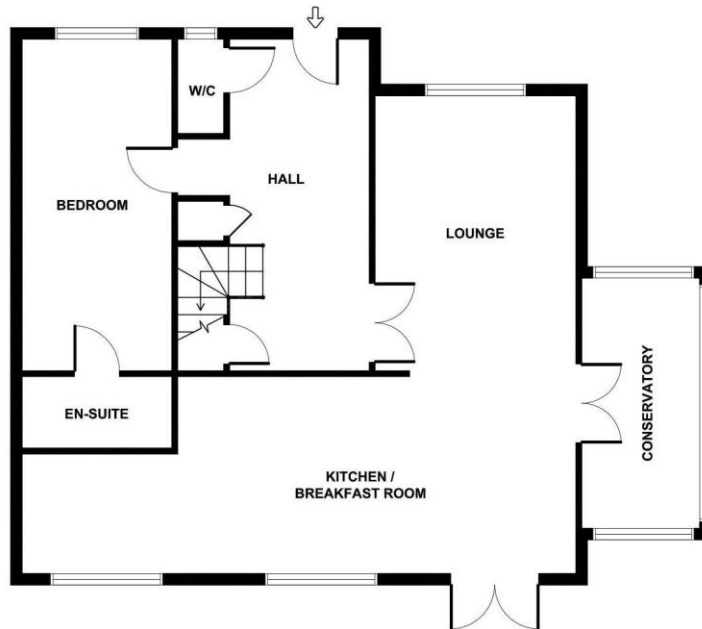


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## Floor Plan



FIRST FLOOR



GROUND FLOOR

48 BLACKWATER LANE, CRAWLEY RH10 7RN

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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