



£450,000 - £475,000

Greyhound New Build 1, Tinsley Green, Three Bridges, Crawley, RH10 3NS

EXCEPTIONAL NEW BUILD BESPOKE PROPERTY- self build- one of ONLY 2 AVAILABLE by expert, very experienced well regarded local builder that incorporates the best of the 'New' along with traditional external features tucked away down a private road, with gated access & parking for 4 cars.

STUNNING 1st FLOOR OUTLOOK OVER NEIGHBOURING Paddock- TO FRONT BEDROOM.

Four bedrooms on the 1st floor, family bathroom & en-suite to master- to rear with integrated cupboard to bedroom 4 & extensive additional storage on landing- oak door double door cupboard.

STUNNING" FARMHOUSE" STYLE KITCHEN WITH CENTRAL ISLAND complete with storage & vast dining area. All the benefits of a farmhouse kitchen with the benefit of a contemporary designer feel kitchen with halogen down lighting to kitchen & the STUNNING FULL LENGTH BI FOLDING DOORS TO GARDEN !

Large roof space for storage or for potential conversion in further room(s) via a Dormer roof conversion (STP)





Porch 5'7 x 4'11

Traditional half tile hung porch with pitched roof.

Hallway-Double door cupboard perfect for a large collection of coats and shoes.

Hallway leading to downstairs WC- extremely spacious with future scope for downstairs shower to be added.



Living Room 18'8 x 13'9

Doors from hall or Dining area leads to the large carpeted living space ideal for almost all uses. It benefits from double windows to the front aspect with double radiator below. The Double doors to Dining room can either be closed to give a unique space or opened provide an expansive area over 33ft in length into the fully tiled kitchen diner.



Kitchen/Diner 23' x 14'5

FULL LENGTH BI-FOLDING DOORS across the length of the kitchen to allow the contemporary designer feel & benefit of bringing the "garden in".

Extremely spacious farmhouse style sized kitchen diner but with a contemporary designer feel-with CENTRAL ISLAND-with fitted storage below. Integrated full height fridge freezer & dishwasher with the added benefit of utility room with stainless steel sink with cupboards below & window overlooking garden. Washing machine cleverly concealed in deep cupboard with gas boiler opposite utility area.

Utility 8'10 x 3'3

With the added benefit of utility room with stainless steel sink with cupboards below & window overlooking garden & washing machine cleverly concealed in deep cupboard with gas boiler opposite utility area.

Cloakroom 8'10 x 5'11

Extremely spacious cloakroom with a low level WC and a wash basin. Due to the spaciousness this room has the potential to convert to a downstairs shower room. Dual aspect with frosted windows.

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.

Hall Way

Front door leads to hall way with double door storage coat cupboard, downstairs WC, lounge & kitchen at rear.



First Bedroom 13'9 x 11'10

Situated to the rear of the property with windows overlooking the garden. Carpeted & benefiting from 3 double sockets. Dual windows with double radiator below. Aerial point & electric socket for wall mounted TV.

Ensuite 6'7 x 5'11

The master bedroom benefits from en-suite with spacious ceramic tiled shower cubicle with chrome fittings & designer pedestal wash hand basin & matching dual flush WC.

Second Bedroom 15'1 x 11'2

Windows to front with Idyllic & scenic views over fields- horse paddock.

Double radiator below windows. Aerial point & electric socket for wall mounted TV & 3 double sockets.



Third Bedroom 11'6 x 9'10

Two windows overlooking front aspect with double radiator below. Loft hatch, & three double sockets, single light fitting to ceiling.

Fourth Bedroom 8'10 x 8'2

Window overlooking rear garden with double radiator below. This bedroom benefits from a spacious integrated recessed cupboard, three double sockets & light fitting.



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Bathroom 6'11 x 5'11

Family bathroom benefitting from white cubic style designer suite with low level dual flush WC, pedestal basin with chrome mixer tap, white panelled bath with chrome mixer taps & shower above.

Stone effect Ceramic tiled to bath & sink, chrome full length towel rail & extractor fan.

Rear Garden 50ft

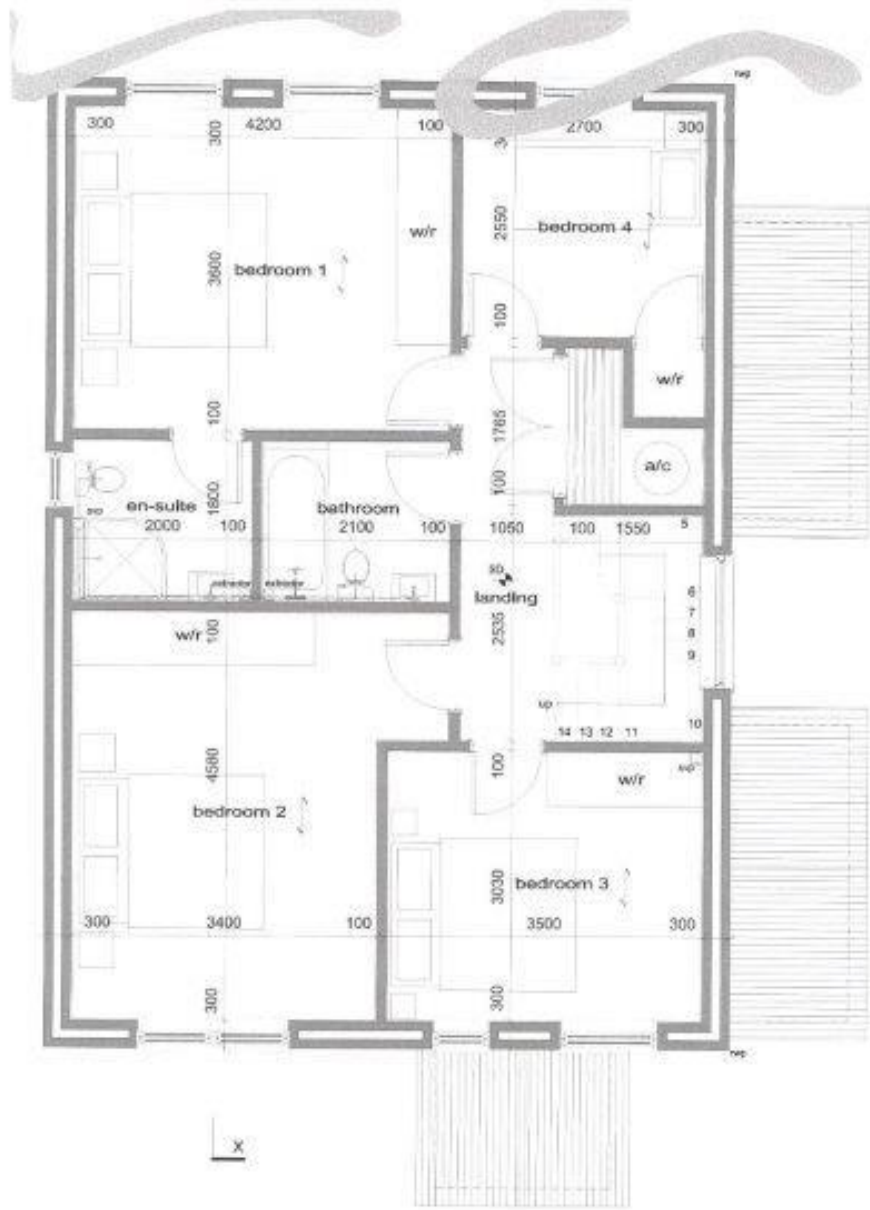
BI-FOLDING DOORS from Kitchen Diner lead onto beautiful full width stone patio.

Laid to lawn with very secluded due to mature hedging & trees to rear with 6' panelled fencing to both sides & side access to front.

Property Ref: ABC1000588

Energy Performance Certificates

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