

£825,000

8 Court Close, East Grinstead



- Stunning Detached Family Home
- Impressive 22ft x 19ft Kitchen/Dining Room
- Five Bedrooms
- En-suite and Family Bathroom
- Lounge and Family Room
- Utility and Downstairs W.C.
- Garden Room
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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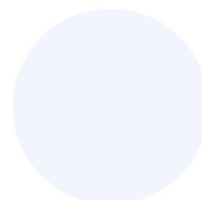
8 Court Close, East Grinstead, West Sussex RH19 3YQ

Garnham H Bewley are delighted to present to the market this extended, modernised and very spacious five bed detached family home. Located within a cul-de-sac of only three houses this property boasts two reception rooms, extended kitchen family area, utility room, five bedrooms, two bathrooms, generous garden, versatile garden room complete with light and power and driveway parking for multiple cars.

The ground floor comprises a spacious entrance hallway with stairs leading to the first floor and allowing access to a separate lounge and extended kitchen family area. The separate lounge / living area is located towards the front aspect, is a generous size and opens up into the extended dining area. The kitchen family room is the main feature of the downstairs floorplan benefiting from large bi-folding doors to the rear garden, Centre Island with breakfast bar, space for a variety of furniture and also opens up through to the kitchen area. The kitchen is a fantastic size with a range of wall and base level units and vast area of solid worksurfaces. There are double aspect windows overlooking the rear garden, a range of integral appliances and doorway through to the separate utility area. The utility area is fitted with additional wall and base level units, sink with drainer, space for additional appliances and also benefits from a door leading out to the side. Also on the ground floor and within the extended aspect of the property is the separate family room. This also benefits from bi-folding doors leading out to the rear garden, has a window facing the front aspect and with its vaulted ceiling and Velux windows, adds character but can be versatile within its use due to its size.

The first floor of the property has been well designed to create four double bedrooms, a single bedroom/office room, main four piece family bathroom and separate ensuite shower room. The master bedroom faces the rear aspect and benefiting from a ensuite shower room, bedroom two is located to the front of the property and benefits from fitted wardrobes. Bedrooms three and four are also double bedrooms with bedroom five being used as a single/office area. All bedrooms are complimented further by the four piece family bathroom which is fitted with a double walk in shower, tile enclosed bath, wash hand basin, low-level W.C., fully tiled walls and window over looking the rear aspect.

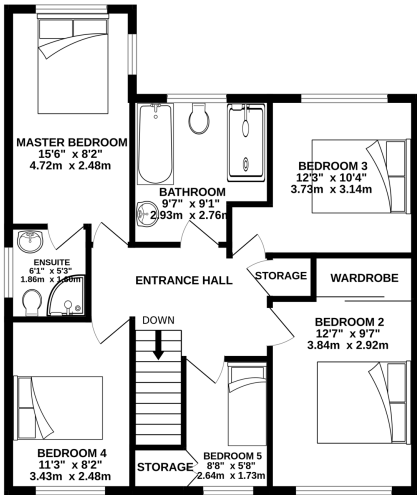
Outside the property has a spacious rear garden and the patio stretches the width of the property and is accessible from both the kitchen / family room and separate family room. There is also the added bonus of the garden room which comes complete with light and power and is currently used as a office space but is versatile in its use and there is the useful large storage shed and covered area currently housing the hot tub. To the front of the property there is driveway parking for multiple cars.



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Accommodation



Ground Floor
Entrance Hall

Downstairs W.C.

Kitchen/dinning Room
20' 2" x 19' 5" (6.15m x 5.92m)

Utility Room
8' 3" x 8' 2" (2.51m x 2.49m)

Lounge
13' 0" x 12' 7" (3.96m x 3.84m)

Family room
13' 2" x 11' 9" (4.01m x 3.58m)

First Floor
Landing

Main Bedroom
15' 6" x 8' 2" (4.72m x 2.49m)

En-suite
6' 1" x 5' 3" (1.85m x 1.60m)

Bedroom 2
12' 7" x 9' 7" (3.84m x 2.92m)

Bedroom 3
12' 3" x 10' 4" (3.73m x 3.15m)

Bedroom 4
11' 3" x 8' 2" (3.43m x 2.49m)

Bedroom 5
8' 8" x 5' 8" (2.64m x 1.73m)

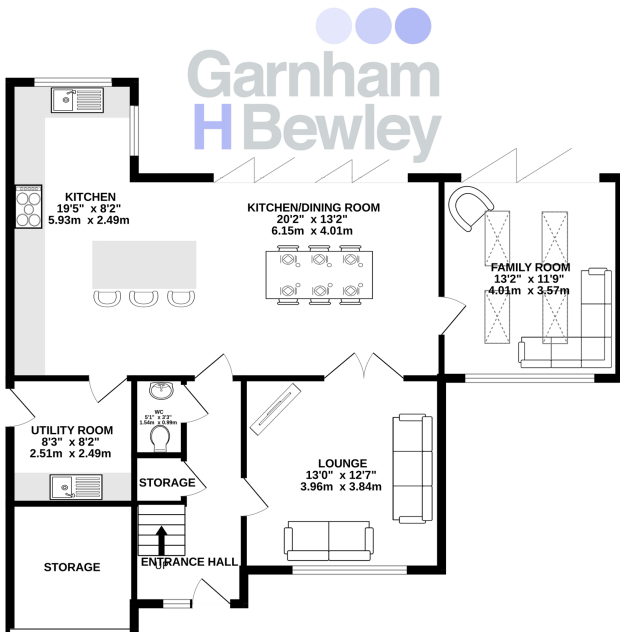
Family Bathroom
9' 7" x 9' 1" (2.92m x 2.77m)

Outside
Garden

Garden Room
15' 8" x 8' 7" (4.78m x 2.62m)

Storage Room

Driveway



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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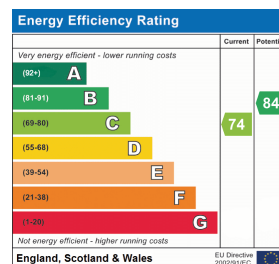
Transport Information

Nearest Railway Stations

East Grinstead (0.8 mi)

Dormans (2.1 mi)

Lingfield (3.4 mi)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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