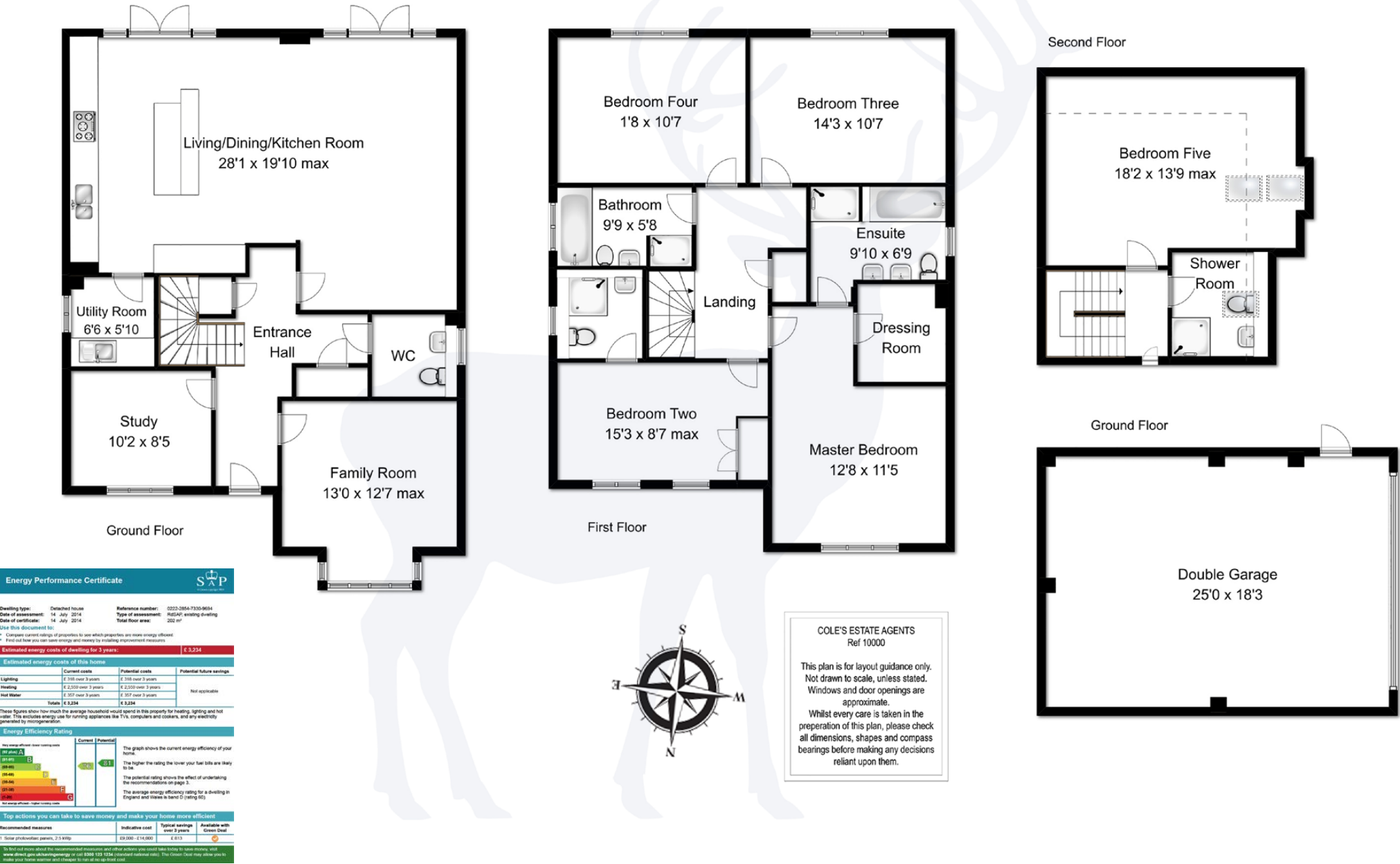


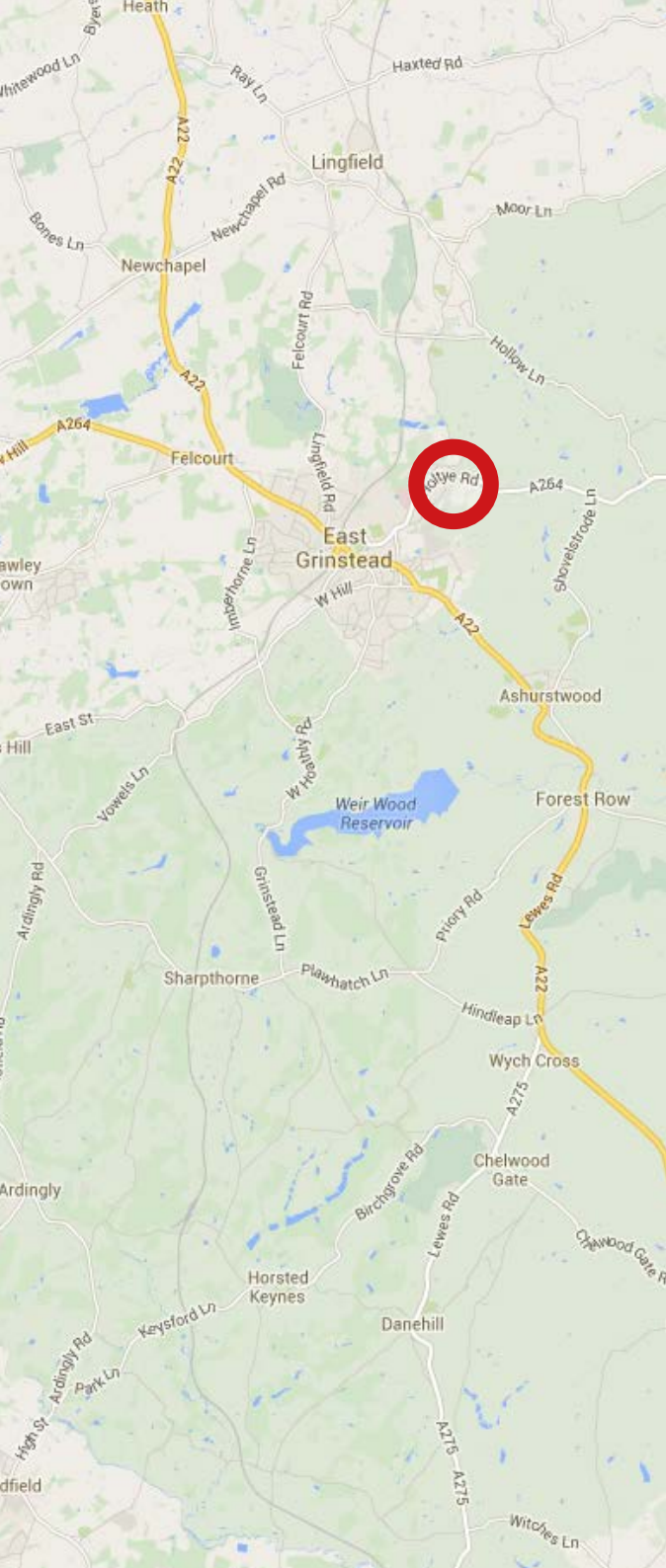


SPRUCE PLACE
East Grinstead, West Sussex



FLOORPLANS & EPC





SPRUCE PLACE, EAST GRINSTEAD, WEST SUSSEX

Modern Family Home

A modern detached family home in a small gated development offering superbly presented accommodation over three floors. The ground floor comprises entrance hall, cloakroom, study, family room, spectacular living/dining/kitchen room and utility room. The first floor includes master bedroom with dressing room and ensuite bathroom, guest bedroom with ensuite shower room, two further double bedrooms and family bathroom. The second floor consists of bedroom five and shower room.

Outside the property benefits from driveway for three cars, detached double garage and rear garden with raised decking area.

Viewings are essential to appreciate the accommodation on offer.

Private Gated Development

The property is situated on the Northern outskirts of East Grinstead in a private gated development. Local primary and secondary schools are both within easy reach and the town centre is less than 1 mile away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses and supermarkets.

East Grinstead train station (1.8 miles) and Dormans station (1.8 miles) both offer frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 11.2 miles away whilst the M25 is 10.6 miles distant. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth which are all within 10 miles.

Asking Price £725,000





ACCOMMODATION

The property is entered via composite door to front with double glazed panels opening to:

ENTRANCE HALL Karndean flooring, radiator, stairs to first floor, cloaks cupboard with automatic light and hanging rail, under stairs storage cupboard with automatic light, glazed door to living/dining/kitchen room, doors to family room, study and:

CLOAKROOM Low level wc, wash hand basin with mixer tap, tiled walls to dado height, tiled flooring, radiator, extractor fan, wooden frosted double glazed window to side.

FAMILY ROOM Wooden double glazed bay window to front, Karndean flooring, satellite point, television point, FM aerial point, telephone point, radiator.

STUDY Wooden double glazed window to front, Karndean flooring, radiator, telephone point, television point, FM aerial point.

LIVING/DINING/KITCHEN ROOM Previously two rooms now comprises open plan areas comprising; **LIVING AREA:** Karndean flooring, feature fireplace with gas flame effect fire with marble hearth and surround, radiator, television point, satellite point, FM aerial point, telephone point, down lighters, wooden double glazed patio doors and windows to rear, open to: **DINING AREA:** Karndean flooring, downlighters, television point, telephone point, wall mounted contemporary radiator, open to: **KITCHEN/BREAKFAST AREA:** Range of refitted contemporary white gloss base units and contrasting wall units with quartz work surfaces and breakfast bar incorporating stainless steel 1.5 bowl sink, mixer tap with boiling water feed, 5 ring gas hob with quartz splashback, modern stainless steel and glass cooker hood with extractor fan, built in double oven and grill, integrated fridge, integrated freezer, integrated dishwasher, integrated wine fridge, Karndean flooring, telephone point, television point, FM aerial point, downlighters, wooden double glazed patio doors and windows to rear, door to:

UTILITY ROOM Wall and base units with complementing work surface incorporating stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, Karndean flooring, frosted wooden double glazed window to side.



FIRST FLOOR LANDING Stairs to second floor, airing cupboard housing the hot water cylinder and slatted shelving area, radiator.

MASTER BEDROOM Wooden double glazed window to front, radiator, television point, FM aerial point, telephone point, satellite point, doors to ensuite and **DRESSING ROOM** with shelving units and hanging rails.

ENSUITE BATHROOM Fitted suite comprising panel bath with mixer tap and shower attachment, shower cubicle with power shower, two wash hand basins with mixer taps, low level wc with concealed cistern, part tiled walls, shaver point, downlighters, extractor fan, heated ladder towel rail, wooden frosted double glazed window to side.

BEDROOM TWO Two wooden double glazed windows to

front, fitted wardrobe with hanging rail and shelving over, radiator, telephone point, television point, door to:

ENSUITE SHOWER ROOM Fitted suite comprising shower cubicle with power shower, wash hand basin with mixer tap, low level wc, heated ladder towel rail, tiled flooring, shaver point, part tiled walls, downlighters, extractor fan, frosted wooden double glazed window to rear.

BEDROOM THREE Wooden double glazed window to rear, radiator, telephone point.

BEDROOM FOUR Wooden double glazed window to rear, radiator, telephone point.

BATHROOM Fitted suite comprising panel bath with mixer tap and shower attachment, shower cubicle with

power shower, wash hand basin with mixer tap, low level wc, part tiled walls, downlighters, extractor fan, heated ladder towel rail, tiled flooring, wooden frosted double glazed window to side.

SECOND FLOOR LANDING Doors to shower room and:

BEDROOM FIVE Two Velux double glazed windows to side, two radiators, downlighters, telephone point.

SHOWER ROOM Fitted suite comprising shower cubicle with power shower, wash hand basin with mixer tap, low level wc, part tiled walls, downlighters, shaver point, tiled flooring, extractor fan, heated ladder towel rail, Velux double glazed window to side.





OUTSIDE

FRONT GARDEN

Paved pathway leading to front door, lawn areas, shrub borders, outside lighting, driveway providing parking for three cars leading to:

DETACHED DOUBLE GARAGE

Up and over door to front, power and light, glazed door to side.

REAR GARDEN

Decking area accessed via living/dining/kitchen room with steps down to patio area, lawn area, shrub borders, enclosed by fence panels.

VIEWINGS

By appointment with Cole's Estate Agents, East Grinstead - 01342 324616

www.colesestateagents.com





COLE'S
ESTATE AGENTS



East Grinstead Office

18 High Street
East Grinstead
West Sussex
RH19 3AW

01342 324616

sales@colesestateagents.com

Forest Row Office

Trojan House, Lewes Road
Forest Row
East Sussex
RH18 5HD

01342 824567

forestrow@colesestateagents.com