

Alberta Drive, Smallfield

Guide Price £500,000 - £525,000

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- Council Tax Band 'F' and EPC 'D'

A well-designed and spacious four-bedroom detached family home, built by Beazer Homes to their popular Oxford design, situated within the sought-after Canada Estate in Smallfield village.

The property is approached via a private driveway providing off-road parking for two vehicles. An entrance canopy leads into the entrance hall, which benefits from a useful understairs storage cupboard. The ground floor also features a cloakroom fitted with a low-level WC, wash hand basin and frosted front-facing window.

The generously sized living room provides ample space for sofas and freestanding furniture, with access through to the separate dining room. The dining room enjoys views of the rear garden and features doors opening directly onto the attractive south-facing garden, making it ideal for entertaining and family gatherings.

The kitchen/breakfast room is situated at the rear of the property and is fitted with an extensive range of wall and base units, roll-edge work surfaces and a sink unit. Integrated appliances include a gas hob and electric oven, with plumbing and space for a washing machine and dishwasher, as well as space for a fridge freezer. There is also ample room for a breakfast table and chairs. A further door and windows overlook the rear garden, providing plenty of natural light.









Stairs rise to the first-floor landing, which provides access to the loft and an airing cupboard. The principal bedroom is a good-sized double room with built-in wardrobes and an en-suite shower room. The en-suite has recently been refitted and comprises a shower cubicle, low-level WC, wash hand basin with storage beneath and wall tiling.

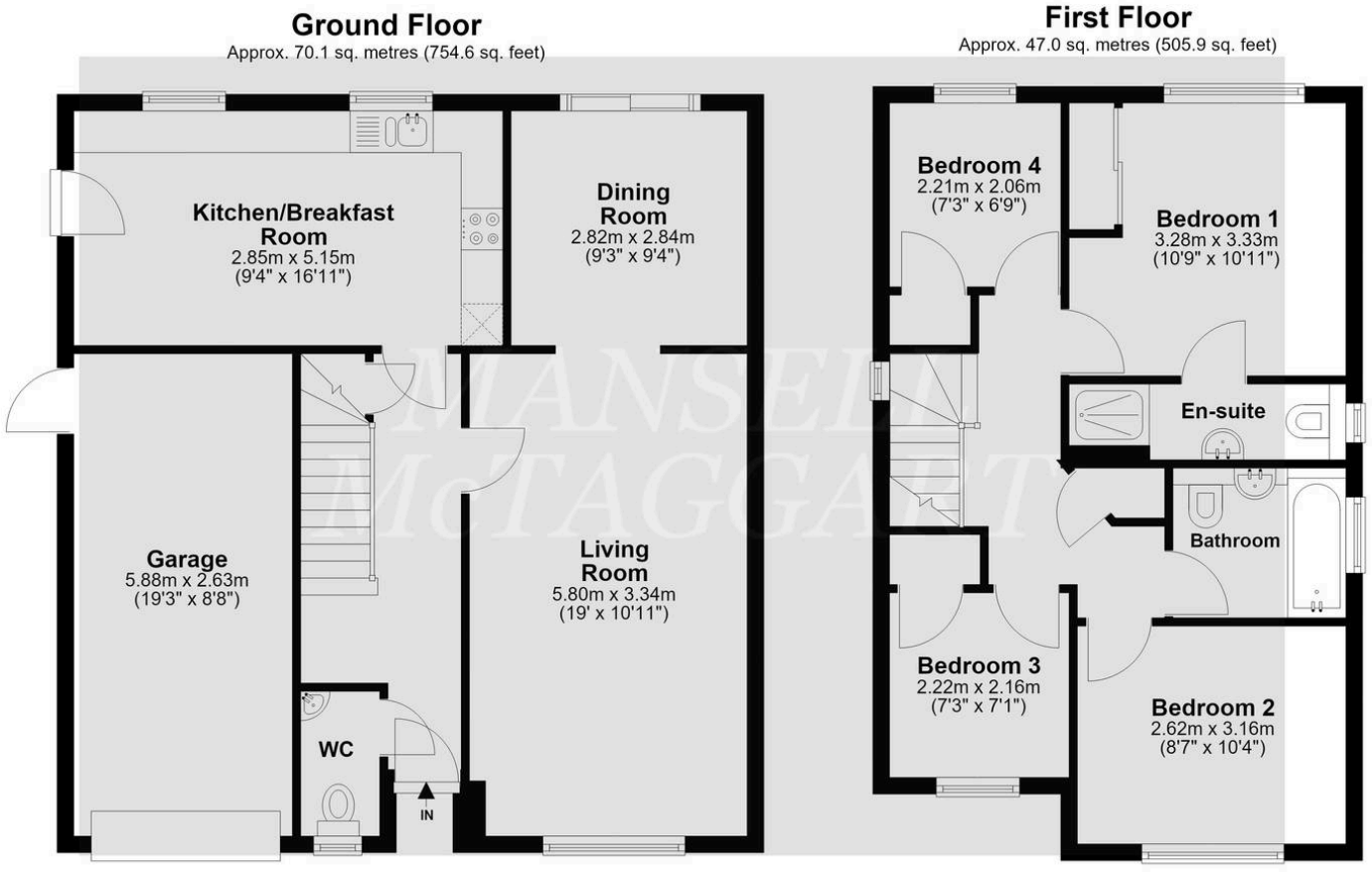
There are three further bedrooms, some benefiting from fitted wardrobes, along with a recently refitted family bathroom. The bathroom comprises a panelled bath, low-level WC, extractor fan and recessed spotlights.

Externally, the property benefits from a single garage with an up-and-over door, together with side access leading to the attractive south-facing rear garden. The garden is predominantly laid to lawn and is complemented by established shrub and flower beds to three sides, providing a pleasant outdoor space for relaxation and family enjoyment.

This appealing family home offers well-proportioned accommodation, practical storage, a private driveway, a garage and a desirable south-facing garden, all within the popular Canada Estate in Smallfield village.

Agents Note

There is an annual service charge of £175. This information should be confirmed by your solicitor.



Total area: approx. 117.1 sq. metres (1260.5 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne - RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

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