



114, Morris Drive | Billingshurst | West Sussex | RH14 9SF





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£475,000 GUIDE PRICE.

As you enter the sought after Penfold Grange development you will find this semi-detached family property constructed by Taylor Wimpey to the 'Thakeham' design. The property has been enhanced by a heated conservatory to the rear which runs almost the full width of the property with a glazed roof and skylight openers. The conservatory has double opening doors leading to the garden which has been beautifully planted including a Fig tree, fruit trees and several small Silver Birches that provide depth and height to the landscaping. An insulated garage and private drive is located towards the rear of the garden.



Reception Hall

Turning staircase to first floor, double glazed window, wood laminate floor, radiator, understairs storage cupboard, double opening doors to living room.

Cloakroom

W.C., vanity unit with inset wash hand basin and storage below and mirror over, double glazed window, wood laminate floor, radiator.

Living Room

Aspect to front with double glazed window, wooden fire surround with raised hearth and inset coal effect gas fire, radiator, large archway to:

Dining Room

Radiator, double glazed sliding patio doors to:

Conservatory

Almost runs the full width of the property and is of brick and uPVC construction with double glazed windows and a glazed roof with skylight openers, wood laminate floor covering, newly fitted high spec electric radiators, double glazed door and further double glazed double opening doors both giving access to the garden.

Kitchen

Worksurface with inset one and a half stainless steel sink unit with mixer tap having base cupboards under, space and plumbing for washing machine and dishwasher, several further matching worksurfaces with base cupboards and drawers beneath, integrated gas hob with integrated oven under and extractor hood, range of matching eye-level cupboards one concealing gas fired boiler, double glazed window, tiled floor,

space for tall fridge/freezer, radiator.

Landing

Access to roof space via pull down loft ladder (There is potential to convert the loft to give a large master suite stpp), radiator, airing cupboard housing pressurised hot water tank.

Master Bedroom

Outlook over rear garden, fitted double and additional single wardrobes, double glazed window, radiator, door to:

En-suite Shower

Tiled shower cubicle with mixer shower, vanity unit with inset wash hand basin with mixer tap and storage below, mirror over, light/shaver point, w.c., part tiled walls, vinyl floor covering, double glazed window, extractor fan.

Bedroom Two

Aspect to front, fitted double wardrobe, radiator, double glazed window.

Bedroom Three

Aspect to front, deep storage cupboard, double glazed window, radiator.

Family Bathroom

Panelled bath with twin hand grips, mixer tap and hand held shower attachment, retractable shower screen, vanity unit with inset wash hand basin, mixer tap and storage below, mirror, light/shaver point, w.c., radiator, double glazed window, wood laminate floor.

Front and Side Garden

Easily maintained front garden with box hedge, blue slate chippings, lavender bed. Gate and side garden with green house and timber store leading to: -

Rear Garden

The garden has been extensively planted by the present vendor and has a feeling of maturity much older than the actual property. There is a paved patio adjacent the conservatory with a raised brick planter to one side. This leads to a further area of garden which has an area of lawn with a circular terrace to one side and seat with wooden arbour, a stepping stone pathway wanders along the garden that leads to a further brick paved path with mature flower bed to one side. This leads towards the rear boundary where there is an additional mature deep flower bed. The garden has a vast array of planting including a Fig tree, fruit trees and several small Silver Birches. The garden is enclosed by a combination of brick retaining wall and close boarded timber garden fencing above providing an excellent degree of privacy. Towards the rear of the garden is access to:

Garage and Drive

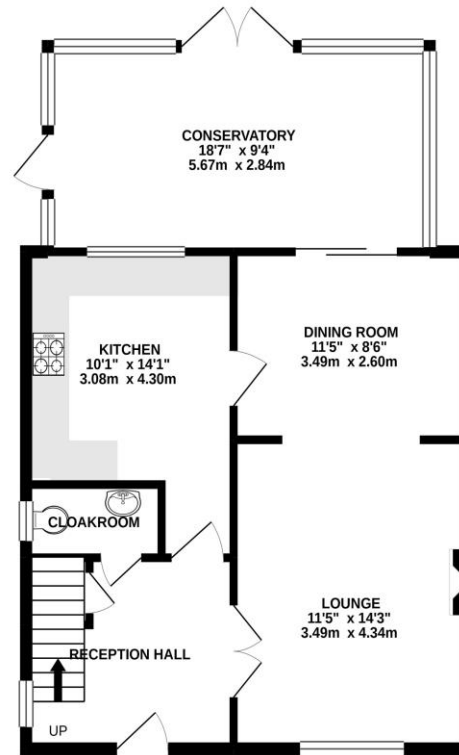
Of brick construction with a pitched and tiled roof and has power and light and a newly installed roller door to the front. The garage has insulated birch panelling to the walls and additional insulation to the ceiling. The boarded roof space is accessed by a retractable ladder and the floor has been coated with a dust inhibitor paint. To the front of the garage is a long private drive providing parking for several vehicles.



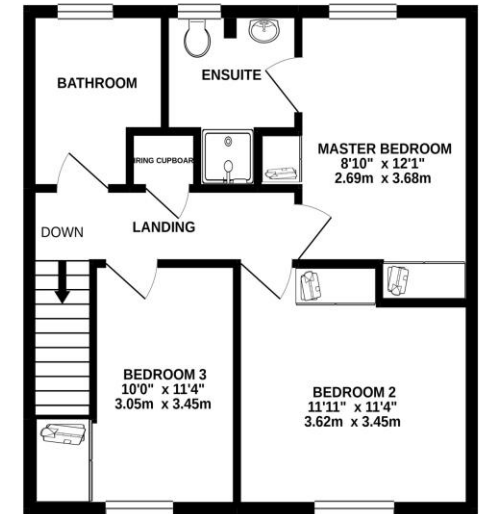
EPC RATING= C.



GROUND FLOOR



1ST FLOOR



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Managing Director:
Marcel Hoed

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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