



3, Wood Croft | Billingshurst | West Sussex | RH14 9XL

 **FOWLERS**  
ESTATE AGENTS





## 3, Wood Croft

Billingshurst | West Sussex | RH14 9XL

**£450,000 GUIDE PRICE**

This three bedroom semi-detached house occupies a delightful setting just off Marringdean Road. Woodcroft is a small development of only 46 houses located on the southern fringe of Billingshurst. The property's location is enhanced by protected woodland running along the boundary of the development that provides a magnificent back drop and adds to the peace and quiet of the location. The property was constructed in 2017 By Rydon Homes with enviable quality and specification. The generous hall and staircase leading to first floor with an oak balustrade and there is also a cloakroom. The living room has a double aspect with a square bay window to its front. To the rear of the property running the full width of the house is a kitchen/dining room, with the kitchen being extensively fitted with numerous integrated appliances and Silestone worksurfaces. Double opening doors then flow out onto the landscaped garden. The first floor landing gives access to three bedrooms, with the master bedroom having an en-suite and also a family bathroom. To the outside, a private drive is located directly to the side of the property giving off the road parking and this leads to the garage which is brick built with a pitched and tiled roof and power and light. At the rear of the garage is a door giving access to the garden. The garden has been landscaped by the present vendors with a variety of flowers and shrubs and the garden continues along the rear of the garage to a side vegetable garden.





### Hall

Turning staircase to first floor, radiator, understairs cupboard.

### Cloakroom

White suite comprising: w.c., pedestal wash hand basin with mixer tap, tiled floor, radiator, sport lights, extractor, double glazed window, venetian blind.

### Living Room

Double aspect room with a large square bay with double glazed windows and plantation shutters, two radiators, further double glazed window, coved ceiling, double opening doors to:

### Kitchen/Dining Room

Running the full width of the property with the dining area having tiled floor, radiator, double glazed windows, and a double glazed door leading out onto the garden. The kitchen is extensively fitted and comprises: worksurface with inset stainless steel one and a half bowl sink unit with base cupboards and drawers under, integrated dishwasher, further matching worksurface with inset gas hob, glass splash back and stainless steel extractor, integrated oven with base cupboards to either side, integrated fridge/freezer, peninsula worksurface with fitted integrated washer/dryer beneath, wine cooler, additional base cupboard to rear, several eye-level cupboards, integrated microwave, concealed gas fired boiler, tiled floor, double glazed window, spot lights.

### Landing

Access to loft space, shelved linen cupboard, coved ceiling.



### Master Bedroom

Fitted double wardrobes, radiator, double glazed window, coved ceiling, door to:

### En-suite

Tiled shower cubicle with a glass and stainless steel door and chrome mixer shower, wash hand basin with mixer tap having mirror fronted medicine cabinet over, concealed cistern w.c., chrome heated towel rail, part tiled walls, tiled floor, double glazed window with venetian blind, spot lights, extractor.

### Bedroom Two

Radiator, double glazed window, coved ceiling.

### Bedroom Three

Coved ceiling, radiator, double glazed window.

### Family Bathroom

White suite comprising: panelled bath with mixer tap and shower attachment and fitted glazed shower screen, wash hand basin with mixer tap, concealed cistern w.c., deep tiled sill, chrome heated towel rail, tiled floor, part tiled walls, double glazed window with fitted venetian blind, shaver point, extractor, recessed spot lights.

### Outside

To the side of the property is a brick paved drive providing off the road parking and this leads to:

### Garage

Of brick construction with a pitched and tiled roof, up and over garage door, power and light and at the rear of the garage is a door giving access

to the garden.

### Front Garden

The property is approached via a small path with an area of lawn to either side and there is a further area of garden towards the left that has a triangular area of lawn, well stocked flower beds and hedging to two sides. There is side access with a gate leading to side and rear garden.

### Rear Garden

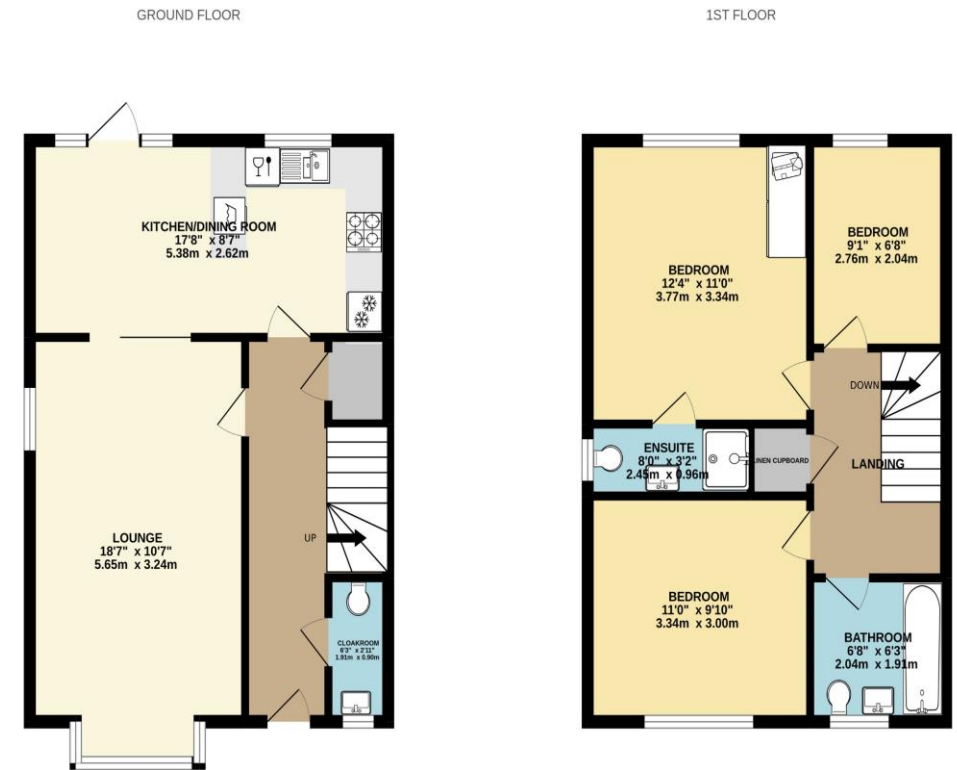
A beautifully landscaped rear garden comprising: A full width patio with a wide path running along the rear of the garage towards the side garden. From the patio, a wooden arbour leads through to an area of lawn with two raised flower planters to one side and stepping stone path along the left hand side. The path wanders towards the rear of the garden passing well stocked and raised flower beds and towards the rear boundary is a further terrace with arbour that makes an ideal place to enjoy the setting sun. There is also a good sized timber garden store, exterior courtesy lighting and power point.

### Side Garden

To the side of the garage is a triangular vegetable garden with several flowers and shrubs and a wide pathway with defined area for storage of wheelie bins.



**EPC RATING=B**  
**COUNCIL TAX BAND= E**  
**ANNUAL ESTATE CHARGE= tbc**



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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*"We'll make you  
feel at home..."*



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