



2 Greenfield Way | Storrington | West Sussex | RH20 4PY





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£595,000

A beautifully presented family home in this quiet sought after location within easy distance of the village centre. Internally accommodation comprises: three double bedrooms, superb re-fitted open plan kitchen/dining room, family area, sitting room, ground floor cloakroom and family bathroom. Outside, there is off road parking for two vehicles leading to an attached garage. The rear garden is south facing with a large terrace offering a high degree of privacy.

- Detached Family Home
- Easy Distance to the village centre
- Three Double Bedrooms
- Ground Floor Cloakroom
- Sitting Room, Dining Area
- Superb re-fitted Kitchen
- Integrated Appliances
- Potential for further extension (subject to usual consents)
- Open Plan Family Room
- Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Attached Garage
- Off-road Parking for 2/3 Vehicles
- South Facing Garden and Terrace
- Viewing Recommended

Entrance Part double glazed front door to:

Entrance Hall Radiator, oak flooring, large understairs storage cupboard, radiator.

Ground Floor Cloakroom W.C., wall-mounted wash hand basin, part tiled walls, heated chrome towel rail.

Sitting Room 11' 4" x 11' 4" (3.45m x 3.45m) Radiator, laminate light oak style flooring, uPVC double glazed windows, TV point.

Open Plan Kitchen/Dining Room 27' 8 maximum" x 11' 3 maximum" (8.43m x 3.43m) Superb re-fitted kitchen with extensive range of quartz working surfaces, range of soft closing drawers and cupboards under, space and plumbing for dishwasher machine, inset 'Smeg' single drainer sink unit with swan neck mixer tap, built-in fan assisted 'Bosch' electric oven and grill, 'Neff' four ring Induction hob with chrome extractor over and downlighting, wall-mounted vertical radiator, further built-in storage cupboard with pull-out pantry cupboard, recessed area suitable for housing fridge/freezer, concealed spot lighting, oak flooring, fitted

peninsula breakfast bar with under-seating area, radiator, uPVC double glazed window, door leading to:

Enclosed Utility Area Space and plumbing for washing machine, door leading to side access.

Family Room 22' 0 maximum" x 11' 6 maximum" (6.71m x 3.51m) Archway leading from kitchen/dining room, radiator, oak flooring, uPVC French doors leading to large terrace and gardens.

Stairs to:

First Floor Landing Radiator, uPVC double glazed floor to ceiling window, access to loft space, shelved linen cupboard and built-in storage cupboard.

Bedroom One 14' 4" x 9' 9" (4.37m x 2.97m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Two 13' 10" x 9' 3" (4.22m x 2.82m) Dual aspect uPVC double glazed windows, radiator, built-in wardrobe cupboards.

Bedroom Three 11' 4" x 11' 0" (3.45m x 3.35m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Family Bathroom Panelled bath, fitted shower over, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, fully tiled walls.

Outside

Front Garden Mainly laid to lawn with attractive flower and shrub borders, off-road parking for two/three vehicles leading to:

Attached Garage 17' 9 maximum" x 9' 2 maximum" (5.41m x 2.79m) Metal up and over door, power and light, housing gas and electric meters, wall-mounted 'Worcester' combination boiler.

Rear Garden Predominantly south facing with large paved terraced area, steps down to shaped lawned area, screened by mature trees and shrubs offering a high degree of privacy, space for garden shed, side accesses.

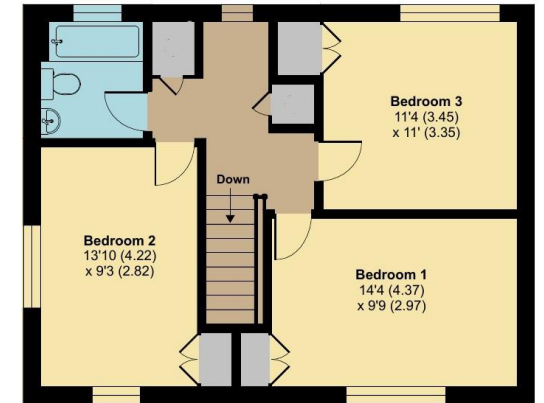
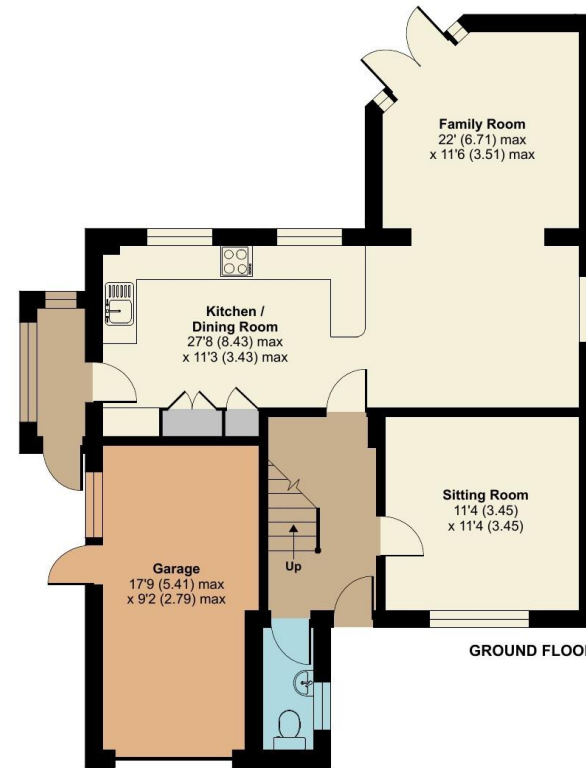
EPC Rating: Band C.





Greenfield Way, Storrington, Pulborough, RH20

Approximate Area = 1428 sq ft / 132.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021. Produced for Fowlers Estate Agents. REF: 912806



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



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

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