



16, Bowling Lane | Billingshurst | West Sussex | RH14 9FT

FOWLERS
ESTATE AGENTS



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EPC RATING= B.

£540,000

Situated in a no-through road in the recently constructed small development by Riverdale is this immaculate four bedroomed family house. The property has many quality features including: a magnificent kitchen/family room with extensively fitted kitchen with numerous appliances and granite worksurfaces. From this room are double opening doors leading out onto the south facing terrace and garden. The ground floor has a good sized hall, sitting room, utility and cloakroom. On the first floor the four bedrooms feature a magnificent master bedroom suite with its own large dressing room and en-suite. There is also a family bathroom with a full suite that includes a shower cubicle. The landscaped rear garden has a wonderful backdrop overlooking nearby woodland. The property is ideally located being within a short walk of the village High Street in a slightly tucked away location and having pleasant woodland and countryside walks on-hand.



Entrance Canopy

Front door leading to:

Hall

The generous sized hall has Amtico flooring, staircase to first floor, understairs cupboard.

Living Room

This comfortable room has an aspect to front with double glazed windows and fitted shutters, radiator.

Magnificent Kitchen/Dining/Family Room

This room is a real centre of the property having double opening doors with windows to side leading directly out onto the terrace and garden. This bright room is enhanced by two double glazed skylight windows. The kitchen area is extensively fitted with a range of Silestone work surfaces and numerous base and eye-level cupboards. The integrated appliances include a gas hob with glass splash back and stainless steel extractor, oven and microwave and dishwasher, as well as a fridge/freezer. This room has plenty of space for a large dining table and room for sofas. Door accessing garage.

Utility Room

Work surface with inset sink unit with storage under and space and plumbing for washing machine, double eye-level unit, concealed gas fired boiler, Amtico flooring, door to rear garden.

Cloakroom

Concealed cistern w.c., wash hand basin, Amtico flooring, large mirror, radiator, double glazed window with fitted blind.

Landing

Airing cupboard housing pressurised hot water cylinder, access to roof space.

Master Bedroom Suite

A superb area with quality adult space including a large bedroom with double glazed window and fitted shutter, dressing room with fitted furniture including: shelves, hanging rail and chest of drawers and double glazed window with fitted blind overlooking the rear garden. En-suite with a large, tiled shower cubicle with mixer shower, wash hand basin with storage under, w.c., heated towel rail, large mirror, tiled floor and a double glazed window.

Bedroom Two

Fitted wardrobes, double glazed window, radiator.

Bedroom Three

Radiator, double glazed windows with fitted shutters.

Bedroom Four

Radiator, double glazed window with fitted shutters.

Family Bathroom

Comprising: panelled bath with mixer tap and hand held shower

attachment, separate tiled shower cubicle with mixer shower, wash hand basin with mixer tap and storage under, concealed cistern w.c., large fitted mirror, shaver point, tiled floor, double glazed window with fitted blind.

Outside

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

Garage

With up and over door, power and light.

Front Garden

Mainly laid to lawn with a well stocked flower bed adjacent the property and secure side access leading to:

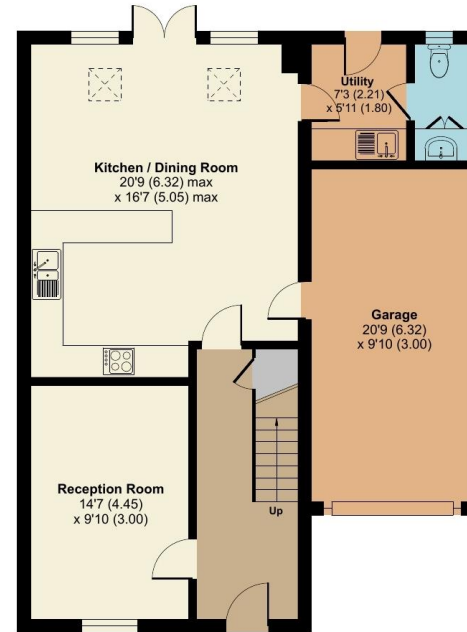
Rear Garden

The south facing rear garden is another main feature of this superb house, having a full width terrace adjacent the property which leads to an area of lawn with stocked flower beds. The garden is enclosed by close boarded timber garden fencing and a timber garden store, courtesy lighting, power points and water tap. The garden backs onto an area of woodland that makes a tremendous green backdrop. To the rear corner is a seating area with wooden arbour and raised flower bed to side.

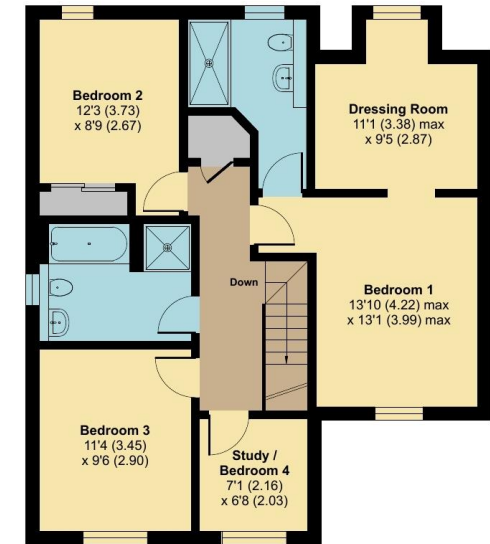
Council Tax Band: F

Service Charge: approx. £300 p.a





GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Fowlers Estate Agents. REF: 611813



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



Managing Director:
Marcel Hoad

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