



15, Nightingale Walk | Billingshurst | West Sussex | RH14 9TY





15, Nightingale Walk

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£550,000

A detached bungalow that is offered for sale in excellent order and benefits from a wonderful orangery to the rear being of predominantly cavity brick construction with a lantern roof. The hall leads through to a good sized living room and a separate family room. The orangery is divided into two areas, one currently makes a dining area, whilst the other is used as an addition to the kitchen. The bungalow's flexible accommodation could be altered, where the family room becomes a more formal dining room, and the orangery then makes a relaxed family area with access to the garden. The kitchen has been refitted with an extensive range of units and numerous integrated appliances. There are two double bedrooms, both with fitted wardrobes and a modern bathroom with w.c. plus a further separate w.c. To the outside, a private drive leads to the garage with an electrically operated roller door and the front garden has ease of maintenance in mind and is shingled to provide further parking. The pleasant rear garden is mainly laid to lawn with a large patio adjacent the property. The property had a new boiler installed in January 2022.



Covered Entrance

Replacement front door with double glazed leaded light inserts, leading to:

Hall

Covered radiator with cupboard to side, access to roof space via pull down loft ladder, shelved airing cupboard, door to:

Living Room

Aspect to front, double glazed leaded light window with radiator beneath, thermostat for heating, door to:

Family Room

Spot lights, air conditioning unit, radiator, double glazed double opening doors with double glazed windows to either side, leading to:

Orangery

A wonderful addition to the bungalow with numerous double glazed windows and a large lantern style glass roof, spot lights, wood laminate floor covering, peninsula worksurface with base cupboards and drawers beneath, integrated fridge and freezer, further matching worksurface with space and plumbing below for tumble dryer and washing machine, double glazed door leading to garden.

Kitchen

Re-fitted with an extensive range of units and comprising: worksurface with inset sink unit with mixer tap having base cupboards and drawer under,

integrated dishwasher, further 'L' shaped worksurface with inset four ring gas hob with glass splash back and extractor hood over, integrated fridge and separate freezer, cooker unit housing double oven with storage above and below, range of eye-level storage cupboards incorporating space for microwave and wine rack, wood laminate floor covering, double glazed door leading to orangery.

Bedroom One

Aspect to front, double glazed leaded light window, radiator, fitted wardrobes with dressing table to side.

Bedroom Two

Double glazed window, radiator, fitted wardrobes.

Bathroom

White suite comprising: panelled bath with mixer shower with large drench head and glazed shower screen, wash hand basin with storage below, concealed cistern w.c., chrome heated towel rail, double glazed window, extractor fan.

W.C.

Concealed cistern w.c., wash hand basin with mixer tap and tiled splash back, heated towel rail, tiled floor, double glazed window.

Garage

Electrically operated roller door, power and light. Towards the rear of the garage is a door giving access to the garden. The garage also houses the gas fired boiler

which we understand was installed in approximately January 2022. To the front of the garage is a private drive providing parking.

Front Garden

Open plan with ease of maintenance in mind, with two large shingled areas which also provide additional parking, side access leading to:

Rear Garden

Adjacent the property is a good sized patio with a brick retaining wall and step leading to a wide path which runs alongside the orangery leading to a further small patio. The remainder of the garden consists of a good sized area of lawn with flower and shrub borders and the garden is enclosed by close boarded timber garden fencing. To the far corner is a timber garden store.

EPC RATING=D
COUNCIL TAX BAND= E

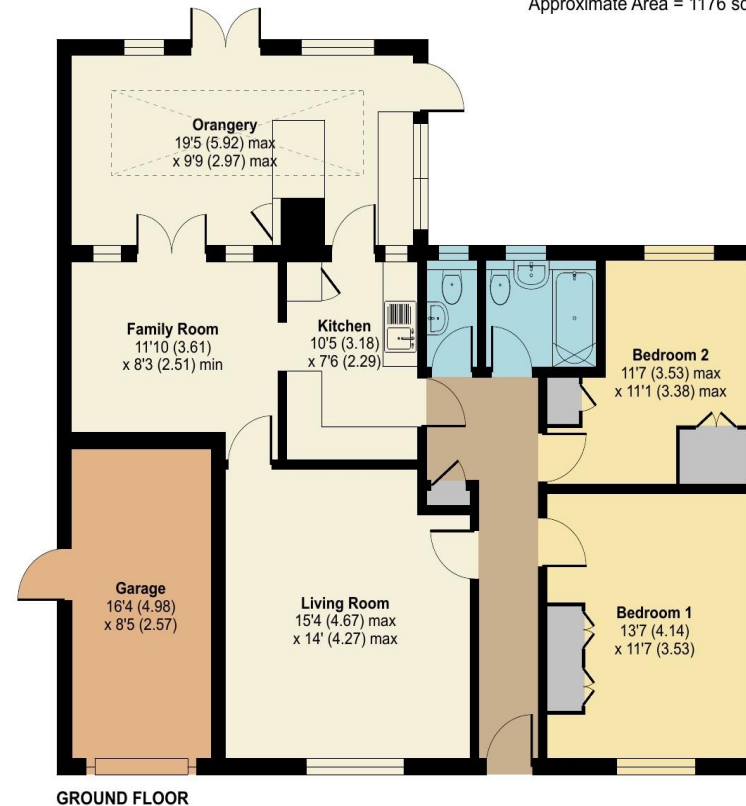




Nightingale Walk, Billingshurst, RH14

Approximate Area = 1176 sq ft / 109.3 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Fowlers Estate Agents. REF: 950706



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Managing Director:
Marcel Hoad

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