



12 Fern Road | Storrington | West Sussex | RH20 4LW





# 12 Fern Road

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£650,000

An individually built 3 bedroom detached family home located in this sought after road within ¼ mile of the village centre. Accommodation comprises: ground floor cloakroom, sitting room with feature fireplace, dining room with oak style flooring, uPVC conservatory, oak style kitchen, three double bedrooms with en-suite to the main bedroom and a family bathroom. Outside, there is off-road parking to the front with a detached garage and an attractive rear garden and terrace area.

- Individual Detached Home
- Sought after Road
- ¼ mile of the village centre
- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room with feature fireplace
- Dining Room
- Oak Style Flooring
- uPVC Conservatory
- Oak Style Kitchen
- Three Double Bedrooms
- En-suite to Main Bedroom
- Family Bathroom
- Off-road Parking
- Detached Garage
- Attractive Gardens

**Entrance** uPVC double glazed front door to:

**Entrance Hall** Radiator, understairs storage cupboard.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, built-in toiletries cupboard also housing gas fired boiler.

**Sitting Room** 18' 8" x 12' 3" (5.69m x 3.73m) Feature open fireplace with brick surround, tiled hearth and mantel over, uPVC double glazed windows, radiator, part glazed double doors leading to:

**Dining Room** 12' 4" x 11' 9" (3.76m x 3.58m) Oak style flooring, radiator, uPVC double glazed double doors leading to:

**uPVC Conservatory** 12' 6" x 9' 5" (3.81m x 2.87m) Of Brick and uPVC construction, laminate flooring, uPVC double glazed doors to terrace and gardens.

**Kitchen** 13' 11" x 9' 2" (4.24m x 2.79m) Extensive range of oak style wall and base units with inset single drainer stainless steel sink unit, granite style working surfaces with drawers and cupboards under, built-in fridge, washing machine and tumble dryer, space and plumbing for dishwasher, four ring gas cooker point with extractor over, uPVC double glazed door to side access, radiator.

**Stairs to:**

**First Floor Galleried Landing** uPVC double glazed windows, access to loft space, shelved linen cupboard housing factory insulated copper cylinder with fitted immersion.

**Bedroom One** 14' 6" x 12' 4" (4.42m x 3.76m) Radiator, uPVC double glazed windows, door leading to:

**En-Suite Shower Room** Fully enclosed shower cubicle with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator.

**Bedroom Two** 11' 6" x 9' 3" (3.51m x 2.82m) Radiator, uPVC double glazed windows.

**Bedroom Three** 12' 4" x 9' 5" (3.76m x 2.87m) Radiator, uPVC double glazed windows.

**Family Bathroom** Panelled bath, fully enclosed shower cubicle with fitted independent shower unit, low level flush w.c., radiator, extractor fan.

**Outside**

**Front Garden** Mainly laid to lawn, side access, wrought iron double gates with paved driveway leading to:

**Detached Garage** 16' 9" x 9' 0" (5.11m x 2.74m) Pitched roof, power and light, metal up and over door, rear access door.

**Rear Garden** Raised stone terraced area with steps down to shaped lawned area with further paved patio area, screened by hedging and fence panelling with timber garden shed measuring 7'10 x 5'11.

**EPC Rating:** Band C.





Fern Road, Storrington, RH20 4LW



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



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