

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





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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.







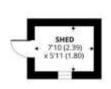


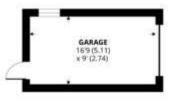




Approximate Area = 1474 sq ft / 136.9 sq m Garage = 150 sq ft / 13.9 sq m Shed = 47 sq ft / 4.3 sq m Total = 1671 sq ft / 155.2 sq m For sheriffuggers one - had to acare







GROUND FLOOR

Fern Road, Storrington, RH20 4LW



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