



33 Rectory Close, Ashington, RH20 3LP

Guide Price £575,000 to £600,000 Freehold



**MANSELL
McTAGGART**
— Trusted since 1947 —

33 Rectory Close, Ashington, West Sussex, RH20 3LP

- Modern four bedroom detached home
- Two reception rooms & study
- Kitchen/breakfast room & utility
- Luxury en-suite shower room
- Landscaped west facing rear garden
- Integral garage & off road parking
- Private cul-de-sac position
- Well presented and ready to move into
- Council Tax Band F
- EPC Rating C

This beautifully presented four bedroom detached family home was built by Hillreed Homes in the late 90s and is situated at the end of a quiet residential cul-de-sac of a similar mix of detached family homes. The property is offered for sale in immaculate order throughout, offering the opportunity to move into a hassle-free home that can be enjoyed immediately without the need for major refurbishment.

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Freehold

Services - Mains Gas, Electricity & Drainage

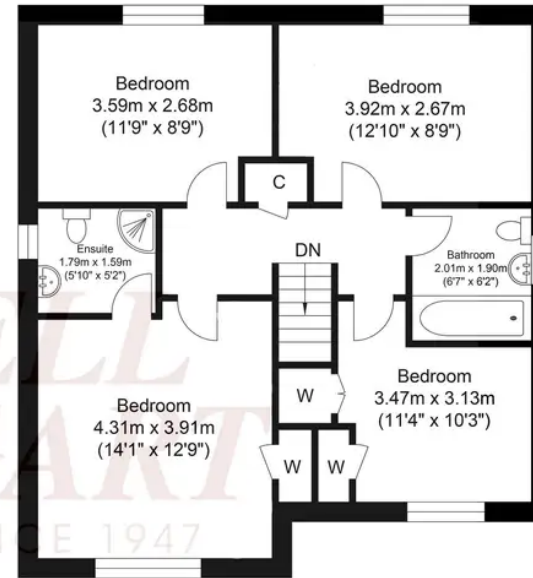
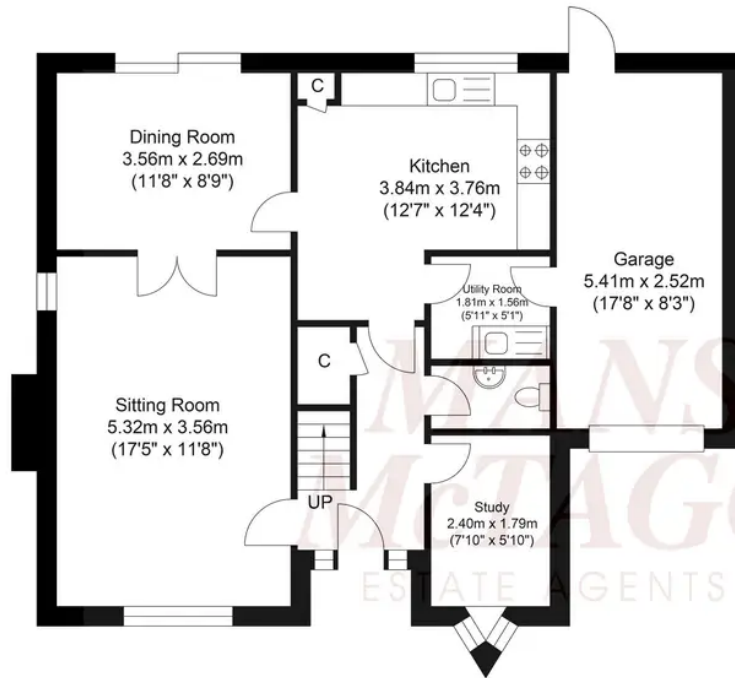


“Beautifully presented four bedroom detached home”

The ground floor accommodation provides a generous entrance hall with study, downstairs cloakroom and utility room with door that leads to the integral garage. The sitting room sits at the front of the home providing a picture window and central fireplace, along with double doors that lead into the equally appealing dining room. The dining room enjoys a great view of the garden through large glazed doors that lead directly on to a fabulous raised deck. The kitchen/breakfast room is immediately adjacent to the dining room and also enjoys a rear aspect. There are ample wall and floor units along with a range of fitted appliances and plenty of space for a breakfast table. Subject to building regulation approval, it would be possible to open the kitchen into the dining room to create a large open plan space if required. The first-floor bedrooms are all generous in size and are able to fit a double bed. The two rear bedrooms enjoy a great view over the farmland behind whilst the principal bedroom has the benefit of a luxury re-fitted en-suite shower room. Finally, there is a good size family bathroom complete with bath and electric shower.

Outside the property there is an attractive brick paved driveway to the front providing off road parking for two cars in front of the integral garage, in addition to an area of lawn which sits in front of the sitting room window. The rear garden faces west, benefitting from the last of the summer sun and has been thoughtfully landscaped with a large raised deck offering a great space for entertaining. Attractive steps intertwined with a peaceful waterfall and rockery lead to a lower area of lawn where there is a useful storage shed and summer house.





Ground Floor
Approximate Floor Area
787.70 sq ft
(73.18 sq m)

First Floor
Approximate Floor Area
618.38 sq ft
(57.45 sq m)



Approximate Gross Internal Area (Including Garage) = 130.63 sq m / 1406.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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