



3, Puttock Way | Billingshurst | West Sussex | RH14 9ZJ





## 3, Puttock Way

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**GUIDE PRICE £335,000.**

A well presented two-bedroom semi-detached home, built by Charles Church in 2018 to the "Alwick" design. Forming part of the Amblehurst Green development and offering the remainder of the NHBC warranty. The property benefits from high specification fixtures and fittings throughout. The hall leads to the living room enjoying views over the front aspect, there is an extensively fitted kitchen area with many integrated appliances and space for a dining table. Completing the ground floor accommodation is a ground floor cloakroom and large under stairs storage cupboard. On the first floor are two double bedrooms, one with an en-suite and a family bathroom.

A landscaped rear garden has a full width patio adjacent the house leading to a lawned area with wide path to the side leading to a timber shed and a gate to the side. Towards the front of the property is allocated parking for two vehicles and further visitors parking.

### Hall

Radiator, stairs to first floor.

### Cloakroom

W.C., wash hand basin with mixer tap and tiled splash back, towel holder, vinyl floor, double glazed window, spot lights.

### Living Room

Aspect to front, double glazed window, radiator, TV point, understairs storage cupboard, opening to:

### Kitchen/Dining Room

Running the full width of the house with double glazed double opening doors opening out to the landscaped garden. The kitchen comprises: worksurface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboards under, integrated Zanussi dishwasher, 'L' shaped work surface with inset four ring gas hob and stainless steel splashback, integrated Electrolux oven with storage to either side, integrated Zanussi washer-dryer, integrated Zanussi fridge/freezer, extractor hood over

hob, several eye-level storage cupboards, concealed gas fired ideal Logic boiler, space for dining table, radiator, double glazed window, recessed spot lights.

### Landing

Access to insulated roof space.

### Bedroom One

Aspect to rear, radiator, double glazed window, door to:

### En-suite

Part tiled walls with fully tiled shower enclosure, mixer shower, pedestal wash hand basin with mixer tap, w.c., towel holder, spot lights.

### Bedroom Two

Two double glazed windows, radiator, storage cupboard, built-in three door wardrobe with hanging rails.

### Bathroom

Fully tiled walls with a suite comprising: panelled bath with mixer tap and electric shower unit over with glazed shower screen, pedestal wash hand basin with mixer tap, w.c.,

towel rail, double glazed window, extractor fan, spot lights.

### Two Allocated Parking Spaces

Situated to the front of the property are two allocated parking spaces.

### Outside Front

A well stocked flower bed directly in front of the property, path leading to front door from the allocated parking area.

### Rear Garden

Accessed from the property or the side gate, the landscaped garden is mainly laid to lawn, with a good size patio area adjacent to the rear of the property and extending along a pathway to the timber garden shed. The garden is enclosed by close boarded timber garden fencing and the side access gate.

Council Tax Band= C.  
Annual Service Charge Approx  
£380.00

**EPC - B**





### 3 Puttock Way

Approximate Gross Internal Area = 57.5 sq m / 619 sq ft

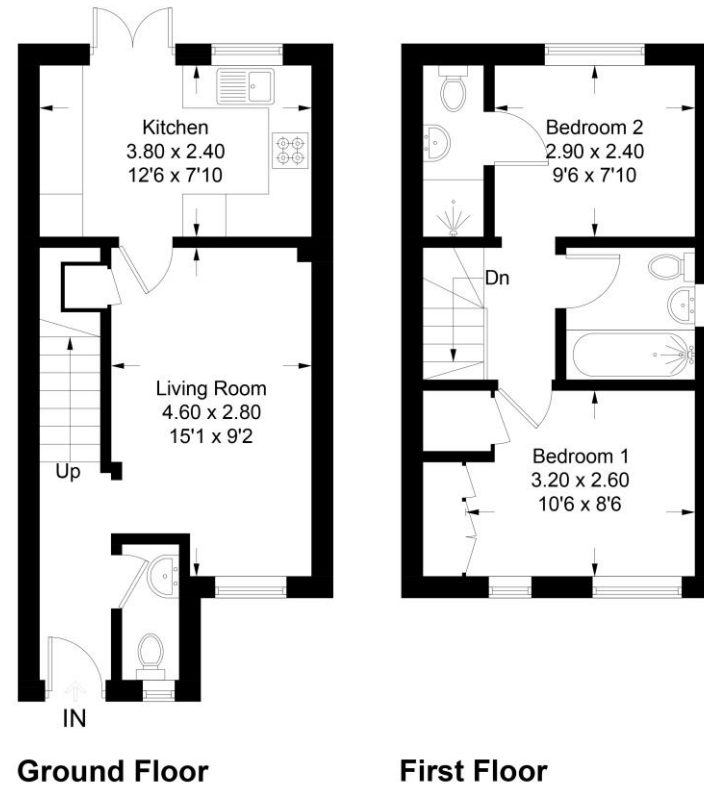


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID975039)



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