



7 Maude Singer Way, Hurstpierpoint, BN6 9GF

£875,000

This substantial five bedroom detached family home is situated in quiet location with stunning views to Wolstonbury Hill across a cricket pitch with easy access to both Hurst college and the village itself, is part of the Spireswood Grange development built in 2016 by David Wilson Homes.



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7 Maude Singer Way

Hurstpierpoint

Downstairs

On the ground floor the large L shaped entrance hall that leads to a separate WC, office / 3rd Reception, double doors to the triple aspect living room with further double doors onto the kitchen dining room. The downstairs is fitted throughout with dark walnut parquet Amtico flooring.

Living room

This is a light triple aspect room which is accessed by double doors from the hall. It also includes double doors out to the garden and a media panel which connects to Sky and is a media hub for the rest of the house.

Kitchen diner

The modern kitchen diner has a selection of wall and floor mounted units with one and a half sink, granite work surfaces and an island with inset cupboards. There are a range of integrated AEG appliances including, fridge freezer, Oven and hood, wine fridge, and dishwasher. There are also double doors leading to the rear garden and the dining room looks out towards the park.

Utility room

The separate utility space has wall and floor mounted units, a single drainer sink, integrated washing machine and space for a dryer. There is a single door leading to the garden.

Study / 3rd reception

This additional reception room could be used as an office playroom or additional lounge. It had a large bay window which looks out towards the park

WC - Includes toilet basin and extractor fan



7 Maude Singer Way

First Floor

Stairs leading to first floor has four double bedrooms all of good size , family bathroom and stairs to the second floor. There is a double airing cupboard which includes a vented high capacity cylinder boiler.

Family Bathroom

The fully tiled bathroom has a shower, bath, sink and toilet

Bedroom 1 & Ensuite

Is a triple aspect with fitted wardrobes and has a ensuite shower room with double shower toilet and basin

Bedroom 2

Looks out towards the garden and has fitted wardrobes

Bedroom 3

Has views over the park and Wolstonbury and has fitted wardrobes

Bedroom 4

Is a good sized double and also looks out towards the park.

Second Floor

Master Bedroom & Ensuite

This large light room has two bay windows one with exceptional views over the park and Wolstenbury Hill. There is also a handy storage cupboard on the landing

Outside

The rear garden includes a patio with a lawned area, decked area and pond. There are also various planted borders with apple pear plum and cherry trees. A brick built BBQ and a greenhouse are also nice features of this secluded walled garden. A side gate takes you onto the drive way which can park two cars and the garage with up and over door with power and lighting. There is also an electric car charging point.



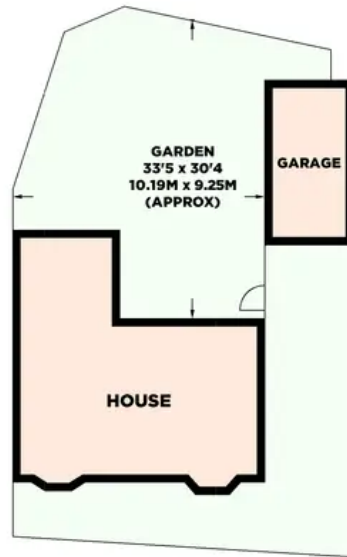
7 MAUDE SINGER WAY

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

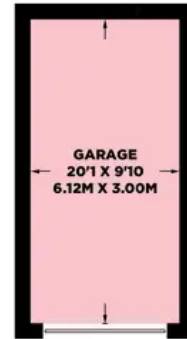
2079 sq ft / 193.2 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)

2220 sq ft / 206.3 sq m

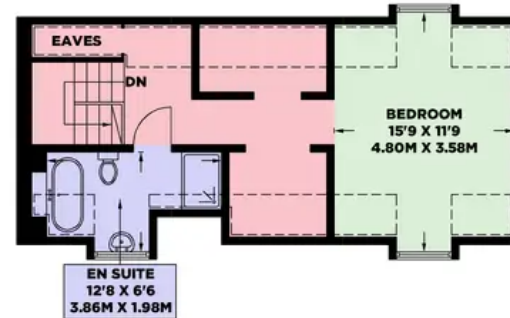


Site Plan

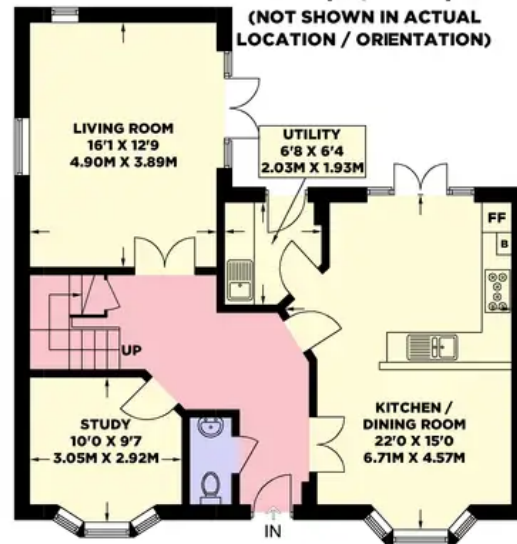


Garage
197 sq ft / 18.3 sq m

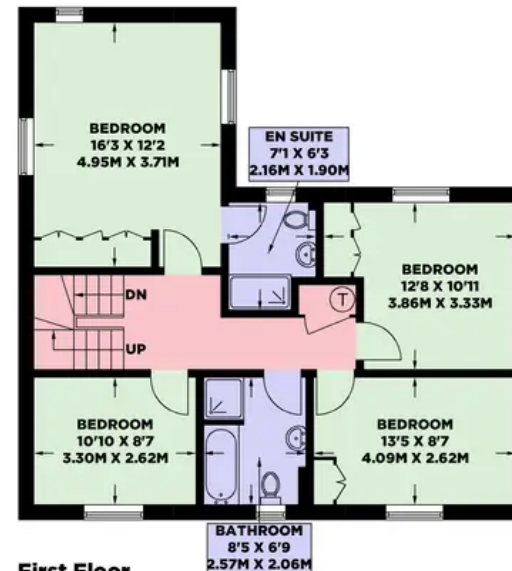
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



Second Floor
442 sq ft / 41.1 sq m



Ground Floor
807 sq ft / 75 sq m



First Floor
774 sq ft / 71.9 sq m

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and exclude calculations. All site plans are for illustration purposes only and are not to scale. Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and areas shown are approximate and for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB

mansellmctaggart.co.uk

has@mansellmctaggart.co.uk

01273 843377

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**Certified
Property
Measurer**

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- ↔ Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ↯ Garden Shortened for Display