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52 Stroudley Drive, Folders Grove, West Sussex RH15 0ZS

£900,000 Freehold



52 Stroudley Drive

An impressive 4 bedroom detached family home with a dressing room and ensuite to the master bedroom and an ensuite to the guest bedroom. Newly built by Jones Homes with the benefit of a private drive to a double garage and a wide rear garden.

The property forms part of this select development situated just off the prestigious Folders Lane on the favoured eastern side of town with an abundance of open spaces interspersed with pathways and public footpaths ideal for dog walking etc. The town centre and mainline station are 1 mile away.

The accommodation includes an entrance hall with stairs to the first floor and a bay fronted living room.

PLEASE NOTE THE PHOTOS ARE OF PLOT 53



- Entrance Hall
- Living Room
- Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Master Bedroom, Dressing Room & Ensuite
- Guest Bedroom & Ensuite
- 2 Further Bedrooms
- Bath/Shower Room
- Private Driveway & Double Garage
- Rear Garden

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A particular feature however is the exceptionally spacious kitchen/dining/family room, triple aspect with 2 sets of bifold doors opening to the garden. Fitted with an excellent range of cupboards complemented by Quartz worksurfaces and a central island with a wine fridge and cupboard beneath. Integrated double oven, induction hob, fridge/freezer and a dishwasher. Deep understairs cupboard.

There is a utility room with sink unit and cupboards, door to the garden, door to the garage and access to the cloakroom/wc.

On the first floor the generous master bedroom is dual aspect with a dressing room and a fully tiled ensuite shower room. The guest bedroom has built in wardrobes and an ensuite fully tiled shower room. There are 2 further bedrooms and a fully tiled bathroom with separate shower cubicle.

Outside a block paved driveway leads to the double garage with electric door. A side gate opens to the north west facing 69' wide x 55' deep rear garden. A patio shielded by hedging abuts the house with the remainder laid to lawn. Shrub borders and specimen trees.

Benefits include gas fired central heating (the Vaillant boiler is located in the garage), uPVC framed double glazed windows and an NHBC Guarantee.

Annual Service Charge £560 per annum.

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Ground Floor

Living Room	4.93m x 3.56m	16'2" x 11'8"
Family/Dining Room	5.54m x 2.82m	18'2" x 9'3"
Kitchen	5.54m x 3.60m	18'2" x 11'10"



First Floor

Bedroom 1	5.22m x 3.42m	17'2" x 11'3"
Bedroom 2	4.49m x 4.93m	14'9" x 16'2"
Bedroom 3	4.29m x 2.99m	14'1" x 9'10"
Bedroom 4	3.78m x 2.47m	12'5" x 8'1"

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These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.

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