



34 John Ireland Way | Washington | West Sussex | RH20 4EP

FOWLERS
ESTATE AGENTS



34 John Ireland Way

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£835,000

An immaculately presented five bedroom detached home located within this select development close to National Trust land, constructed by David Wilson Homes circa 2016 located within 2 miles of Storrington village. Internal accommodation comprises: ground floor cloakroom, impressive reception hall and galleried landing, sitting room with French doors to garden, dining room, study, superb kitchen/breakfast room with French doors leading to garden, integrated appliances, granite working surfaces, utility room, all bedrooms with fitted wardrobe cupboards, en-suite to main bedroom and dressing room, bedroom two with en-suite and a family bathroom. Outside, there is off-road parking leading to an attached double garage, feature west aspect landscaped garden with large porcelain terrace and pergola with a built-in seating area and firepit ideal for entertaining.

- Immaculate Family Home
- Close to National Trust land
- Extending to 2316 sqft
- Five Bedrooms
- Impressive Reception Hall & Galleried Landing
- Ground Floor Cloakroom
- Sitting Room with French doors to garden
- Superb open plan Kitchen/Breakfast Room
- Integrated Appliances
- Dining Room
- Study
- All Bedrooms with Fitted Wardrobes
- En-suite to Main Bedroom & Bedroom 2
- Driveway Parking
- Beautiful West Facing Landscaped Gardens
- Double Garage

Entrance uPVC panelled front door to:

Entrance Hall Light oak style flooring, radiator, built-in storage cupboard.

Ground Floor Cloakroom Low level flush w.c., radiator, pedestal wash hand basin.

Sitting Room 18' 3" x 15' 11" (5.56m x 4.85m) Light oak style flooring, two radiators, uPVC double glazed windows, French doors leading to terrace and garden, fire surround and electric convection fire with feature pebble basket.

Open Plan Kitchen/Breakfast Room 23' 0" into bay" x 22' 8" maximum" (7.01m x 6.91m) Extensive range of wall and base units with quartz working surfaces, one and a half bowl single drainer sink unit with swan neck mixer tap, range of eye-level cupboards, inset six ring gas hob with stainless steel extractor over, built-in fan assisted electric oven and separate grill, integrated fridge and freezer and dishwasher, concealed spot lighting, central breakfast island with quartz working surface with under-seating and feature downlighting, built-in wine rack, porcelain tiled flooring, uPVC double glazed French doors leading to terrace and gardens, large walk-in understairs storage cupboard.

Utility Room Inset sink with groove drainer and quartz working surface, cupboard housing 'Ideal' boiler, space and plumbing for washing machine, porcelain tiled floor, radiator, uPVC double glazed door side access.

Dining Room 15' 5" into bay" x 10' 11" maximum" (4.7m x 3.33m) Radiator, uPVC double glazed window bay, light oak style flooring, walk-in storage cupboard.

Study 12' 0" maximum" x 9' 10" into bay" (3.66m x 3m) Radiator, uPVC double glazed window bay.

Staircase Leading to:

Feature Galleried Landing uPVC doors leading to balcony, shelved linen cupboard with radiator, cupboard housing pressurised water cylinder.

Main Bedroom 14' 9" maximum" x 13' 11" into bay" (4.5m x 4.24m) Dual aspect uPVC double glazed window bay, radiator, walk-through dressing area with floor to ceiling built-in wardrobe cupboards, leading to:

En-Suite Bathroom Panelled bath with low level flush w.c., inset vanity unit with wash hand basin, double shower with sliding glass and chrome screen with fitted independent shower unit, fully tiled, concealed spot lighting, tiled flooring, heated chrome towel rail.

Bedroom Two 15' 1" maximum" x 10' 5" maximum" (4.6m x 3.18m) Radiator, uPVC double glazed windows, floor to ceiling built-in wardrobe cupboards, door to:

En-Suite Shower Room Sliding glass and chrome screen with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, vertical radiator.

Bedroom Three 12' 6" maximum" x 10' 10" maximum" (3.81m x 3.3m) uPVC double glazed windows, radiator, floor to ceiling built-in wardrobe cupboards.

Bedroom Four 11' 11" maximum" x 10' 0" maximum" (3.63m x 3.05m) Radiator, uPVC double glazed windows, built-in floor to ceiling wardrobe cupboards.

Bedroom Five 11' 11" maximum" x 9' 11" maximum" (3.63m x 3.02m) Radiator, uPVC double glazed windows.

Family Bathroom Panelled bath with low level flush w.c., panelled bath, separate shower with sliding glass and chrome screen, part tiled walls, shaver point, uPVC double glazed window, extractor fan, tiled flooring.

Outside

Parking Tarmac driveway parking for several vehicles leading to:

Double Garage 20' 5" x 17' 7" (6.22m x 5.36m) Up and over door, power and light.

Rear Garden Landscaped west aspect rear garden being a feature of the property, large porcelain paved terraced area with central seating area and feature firepit, retractable pergola with retractable sun room, large decked area for hot tub enclosed by a pergola, further large lawned section of garden screened by fence panelling, outside lighting.

EPC Rating: Band B.





John Ireland Way, Washington, Pulborough, RH20

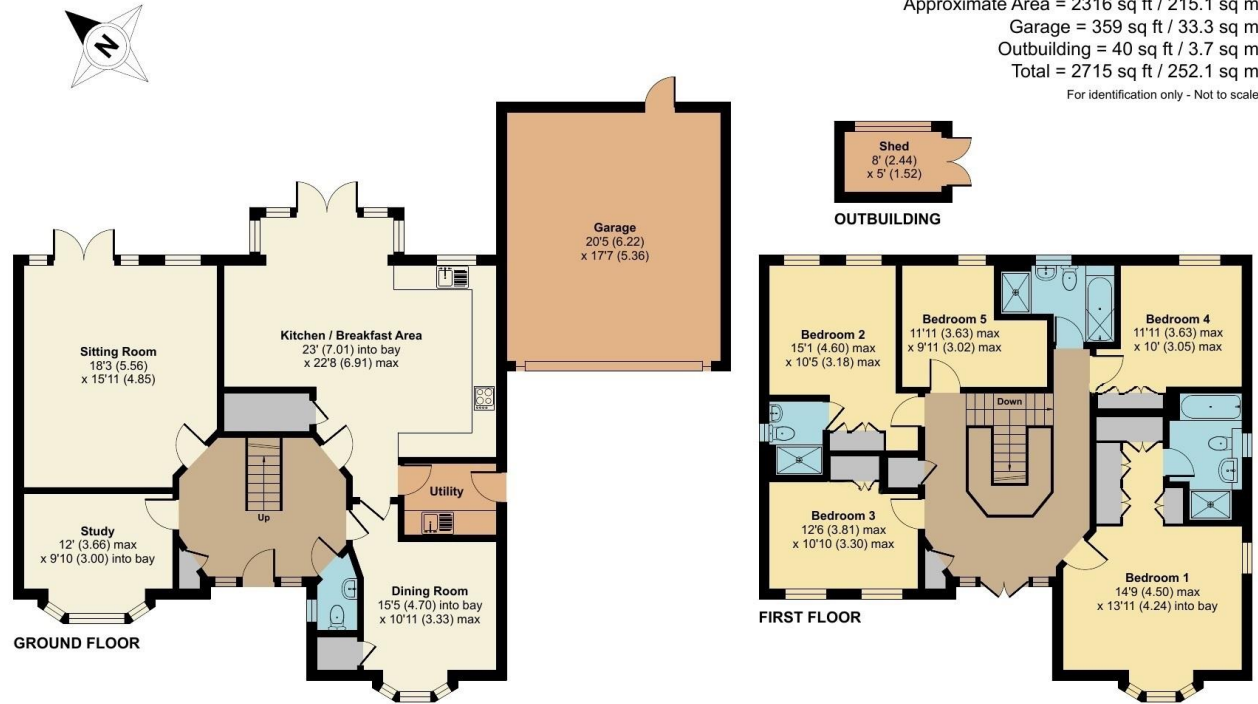
Approximate Area = 2316 sq ft / 215.1 sq m

Garage = 359 sq ft / 33.3 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 2715 sq ft / 252.1 sq m

For identification only - Not to scale



"We'll make you feel at home..."



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