



25, Cherry Tree Close | Billingshurst | West Sussex | RH14 9NG





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£390,000

With excellent access to the village centre this spacious family house has four bedrooms of impressive size that are a feature of the property. A wide covered porch leads through to the entrance reception hall with two deep cupboards for plenty of coats and shoes and a downstairs cloakroom. A glass partition wall with a glazed door that leads into a large light and airy L-shaped Lounge/dining room and provides access to the central hall with turning staircase, kitchen, and guest bedroom. The kitchen with fitted units and some integrated appliances, gives access to the mature rear garden and patio area that runs the full width and to the side of the property. Access to the first floor is obtained via the turning staircase or by utilising the installed 'one person' lift facility that operates between the lounge and the main bedroom. The first-floor landing provides access to three double bedrooms, the shower room and a separate W.C. To the outside there is plenty of parking with a good-sized brick paved drive leading to the integral garage. The property is situated on a corner plot and therefore benefits not only from gardens to the front and rear but also to the side. The rear garden extends the full width of the property with a good area of lawn, mature shrub borders and a crazy paved patio that is accessed from the kitchen and wraps around the side of the property which can be accessed via the side gate. **This family house is being sold with no ongoing chain.**



Covered Entrance Porch

Front door with double glazed panels to either side leading to:

Entrance / Reception Hall

Two deep storage cupboards, access to the downstairs cloakroom, internal decorative glazed partition wall with door access to the lounge/dining room.

Lounge/ Diner

A large L-shaped Living /dining room with fitted lift facility, providing access to the upstairs, Fire surround with gas fire (not in use), Large double-glazed windows with a rear aspect from the living room and dining area providing a good deal of light to the spacious room. Plentiful electrical sockets, television point, three double radiators, sliding door access to a downstairs guest bedroom and also to the central hall.

Central Hall

Central hall area with turning staircase to the first floor, understairs cupboard, radiator and door to the kitchen.

Guest Bedroom (Bedroom 4)

A double bedroom with en-suite electric shower cubicle, pedestal wash basin and W.C.

Kitchen

The kitchen comprises: worksurface with inset stainless steel sink unit with mixer tap

having base cupboards under, further matching worksurfaces with base cupboards (including pull-out larder cupboard facility) and drawers beneath. Fitted Neff electric hob with extractor hood over. Integrated oven, space and plumbing for washing machine and under counter space for fridge and freezer. Double glazed window, part double glazed door leading to the rear patio and garden.

Landing

Access to roof space, airing cupboard housing lagged hot water tank.

Bedroom One

Fitted four door wardrobe, double cupboard with shelving, double radiator, double glazed window.

Bedroom Two

Fitted double wardrobe, double radiator, double glazed window.

Bedroom Three

Radiator, double glazed window.

Shower Room

The partially tiled shower room comprises of a shower cubicle with electric mixer shower and fixed glazed shower screen, pedestal hand basin, radiator,

shaving point, wall hung vanity unit. Double glazed window.

Separate W.C.

Part tiled room situated adjacent to the shower room with W.C and window above.

Driveway & Parking

To the front of the property is a private block paved drive providing off the road parking.

Integral Garage

Up and over door.

Front Garden

Consists of an area of lawn and adjacent the property is a store cupboard.

Rear Garden

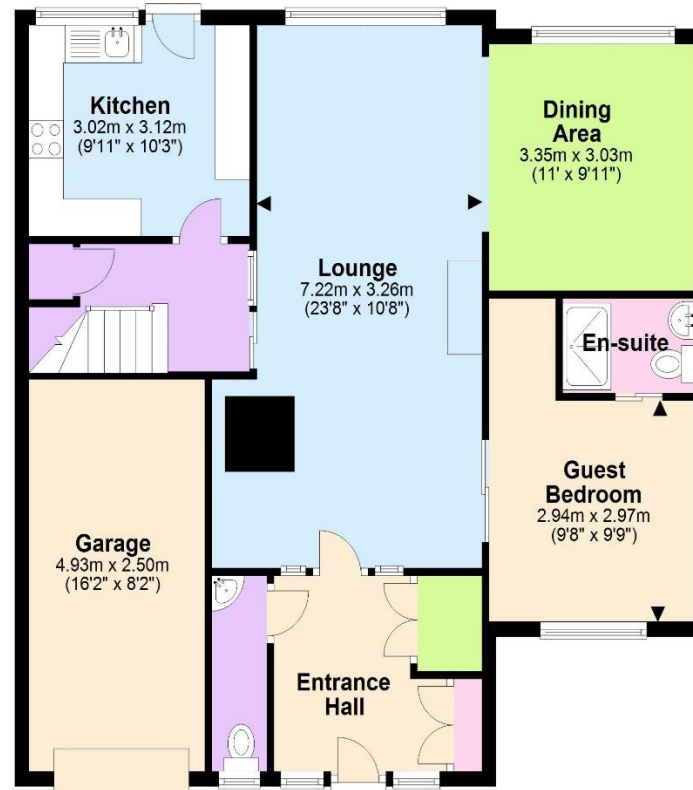
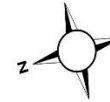
At the rear of the property is a full width crazy paved patio which follows the boundary to the side of the property and leads to a shed and a side gate. The rear garden is well established with a border of mature shrubs and a sizeable area of lawn. There is a decorative wall to a large area of the perimeter and fencing which adds to the seclusion.



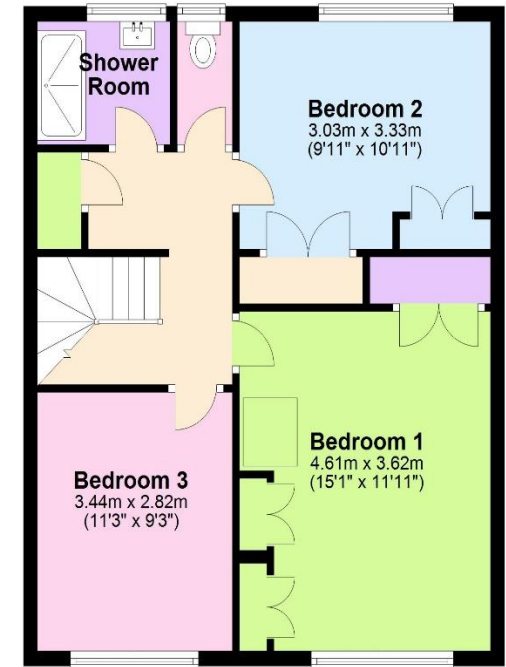
EPC RATING= C
COUNCIL TAX= D



Ground Floor
Approx. 89.2 sq. metres (960.6 sq. feet)



First Floor
Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 143.1 sq. metres (1540.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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