



31 Fir Tree Way, Hassocks, BN6 8BU

£650,000

This beautifully presented five bedroom semi detached family home has been extensively extended and modernised to a high standard by the current vendors, offering modern open planned living with easy walking distance to Hassocks village with the local amenities schools and mainline station.



**MANSELL
McTAGGART**
Trusted since 1947

31 Fir Tree Way

Hassocks

This beautiful family home has been designed for modern open planned living with the porch leading into the entrance hall you are immediately bought into the hub of the house, a large open planned lounge kitchen dining area, completed to a very high standard the lounge zone centres around a log burner, this then flows into the kitchen dining area boasting a Paula Rosa modern high gloss kitchen with granite work surfaces. The kitchen specification offers various features including underfloor heating, an island work station, integrated bluetooth compatible ceiling speakers, a hot water tap, as well as dual Hotpoint ovens and integrated dishwasher, space for an American style fridge freezer and space for a rangemaster oven. The vendors have also cleverly managed to create useful storage spaces within the kitchen area. bi fold doors lead onto the large rear garden. There is also a large utility room which has a w/c and sink as well as good shoe storage and space for washing machine and tumble dryer.

On the first floor there are two loft hatches and a very impressive master bedroom again with good built in storage and a large en suite which has a walk in shower, free standing bath and is fully tiled. There are four further bedrooms one of which could be used as an office, and a further family bathroom.



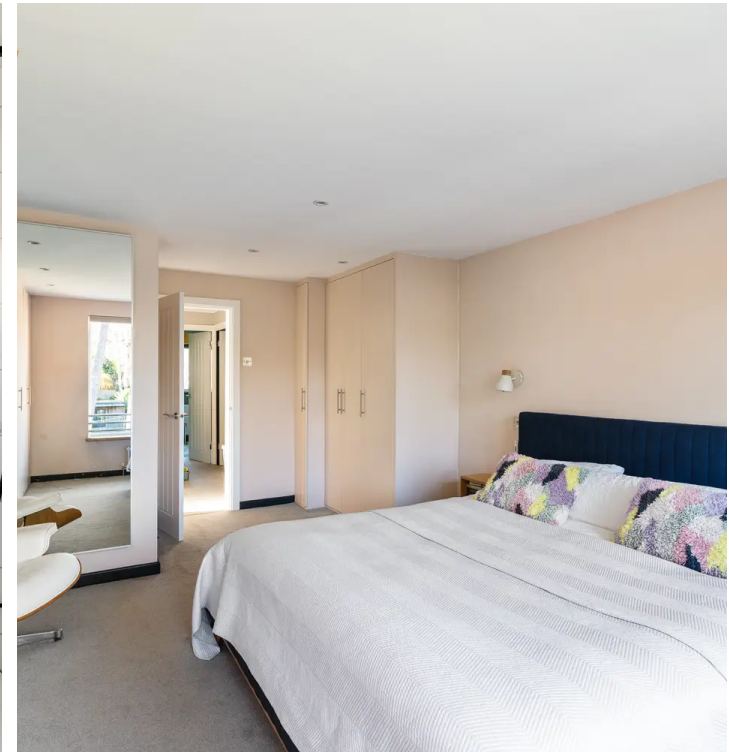
31 Fir Tree Way

Hassocks

Outside the large rear garden has a patio leading on to a lawned area and then a beautiful decked walkway which has a unique stream running underneath it, at the rear of the garden there is a garden room with power and lighting, garden lights and power which are also in the garden. The front has a paved driveway which accommodates three cars.

- Five bedroom extended semi-detached house
- Off road parking for three cars
- Quiet cul de sac location
- Open planned spacious lounge kitchen diner
- Large rear garden
- Family bathroom
- Separate utility and WC room
- Walking distance to Hassocks village
- Garden room
- EPC: D council tax: D

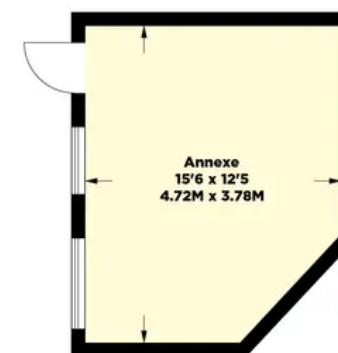
Fir Tree Way is a quiet residential road lying off The Quadrant and within walking distance of Hassocks Village Centre via a shortcut footpath. Hassocks provides a comprehensive range of shopping facilities, post office and excellent primary and secondary schooling is within half a mile as is Hassocks mainline railway station



31 Firtree Way

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE / ANNEXE)
1579 sq ft / 146.7 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE / ANNEXE)
1795 sq ft / 166.8 sq m



Annexe
179 sq Ft / 16.6 sq M

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Site Plan

Ground Floor
788 sq Ft / 73.2 sq M

First Floor
793 sq Ft / 73.7 sq M

© Mansell McTaggart 2023.
Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB
has@mansellmctaggart.co.uk

mansellmctaggart.co.uk
01273 843377

MANSELL
McTAGGART
Trusted since 1947



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

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the nature of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.