



4 Barnfield | Billingshurst | RH14 9ZT





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GUIDE PRICE £500,000

A spacious, light and airy detached three bedroomed home on an established development on the outskirts of Billingshurst. Convenient access to the village centre with all its amenities. There are several footpaths and twittens that provide pleasing walks but also give access to the schools, leisure centre and Billingshurst mainline railway station just beyond. This property is approximately four years old and has had the benefit of several improvements and upgrades since new. This includes landscaping to the rear garden, which houses a custom-made workshop and equipped garden office. Being a modern property, the property is particularly energy efficient and has an in-built air ventilation system to circulate air and heat and reduce running costs. The three bedrooms are complimented by an en-suite to the main bedroom and a beautifully fitted family bathroom. The ground floor accommodation is of a good size with an entrance hall, cloakroom, good sized triple aspect lounge, encompassing the full length of the house is a large kitchen/family room with an extensively fitted kitchen with double doors leading out onto the composite decked patio and garden, and a utility room. There is driveway parking to two areas adjacent to the property with gate access to the rear garden on both sides of the driveway.

Hall

A good size reception hall with Amtico flooring that continues into the kitchen/dining room and downstairs cloakroom, radiator, central staircase to first floor. Provides doorway access to the kitchen/dining room, cloakroom, and Lounge.

Cloakroom

Part-tiled with Amtico flooring, concealed cistern w.c, wall hung wash hand basin with mixer tap. Chrome ladder heated towel rail, ventilation point.

Lounge

Triple aspect lounge with double glazed French doors and glazed size panels leading to the decked patio and rear garden. To the front and side aspect, double glazed windows with fitted plantation shutters. Two radiators, attractive contemporary fitted electric fireplace unit with white fire surround.

Kitchen/Dining Room

A magnificent triple aspect room running the full length of the property with double glazed double opening doors leading to decked patio and garden. The Amtico flooring continues from the hall all the way through the kitchen/dining room and into the adjoining utility room. There is an extensively fitted kitchen comprising: integrated fridge/freezer, work surface (with upstands) with inset stainless steel 1.5 bowl sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching work surface with inset induction hob above the AEG integrated cooker with extractor hood over, base cupboards, matching work surface extending to incorporate a breakfast bar with undercounter cupboard (with carousel) and drawers. There is plenty of space for a large dining table, radiator, numerous inset spotlights, ample electrical points and control switch to the

ventilation system. Doorway to the utility room.

Utility Room

Matching composite work surface with stainless steel sink, mixer tap with water filtration system installed and cupboard storage under, plumbing for washing machine. Eye level cupboard housing the boiler. Double-glazed window overlooking the rear garden with plantation shutters installed. Larder cupboard, radiator.

Landing

Double glazed opening windows to the rear aspect with fitted roller blind, control switch for ventilation system, radiator. Doors to:-

Bedroom One

Aspect to front with double glazed windows, access to the loft space which is partially boarded for storage, door to:

En-suite

Part-tiled walls with Amtico flooring, a large walk-in shower cubicle with riser rail mixer shower, wall mounted wash hand basin and mixer tap with double glazed window above which has a wet room venetian blind fitted. Concealed cistern w.c., shaver point, chrome heated towel rail, spotlights, extraction point.

Bedroom Two

Double glazed window with fitted plantation shutters, recessed cupboard with light, radiator.

Bedroom Three

Double glazed window, radiator.

Family Bathroom

White suite comprising panelled bath with mixer tap, riser rail mixer shower, fold-out shower screen, wall hung wash hand basin with mixer tap and fitted LED mirror above, concealed cistern w.c., chrome heated towel rail, tiled flooring, double

glazed window with wet room venetian blind fitted, extraction system, spot lights.

Driveway

Adjacent to both sides of the property provides driveway parking and leads to rear garden gate access.

Garden

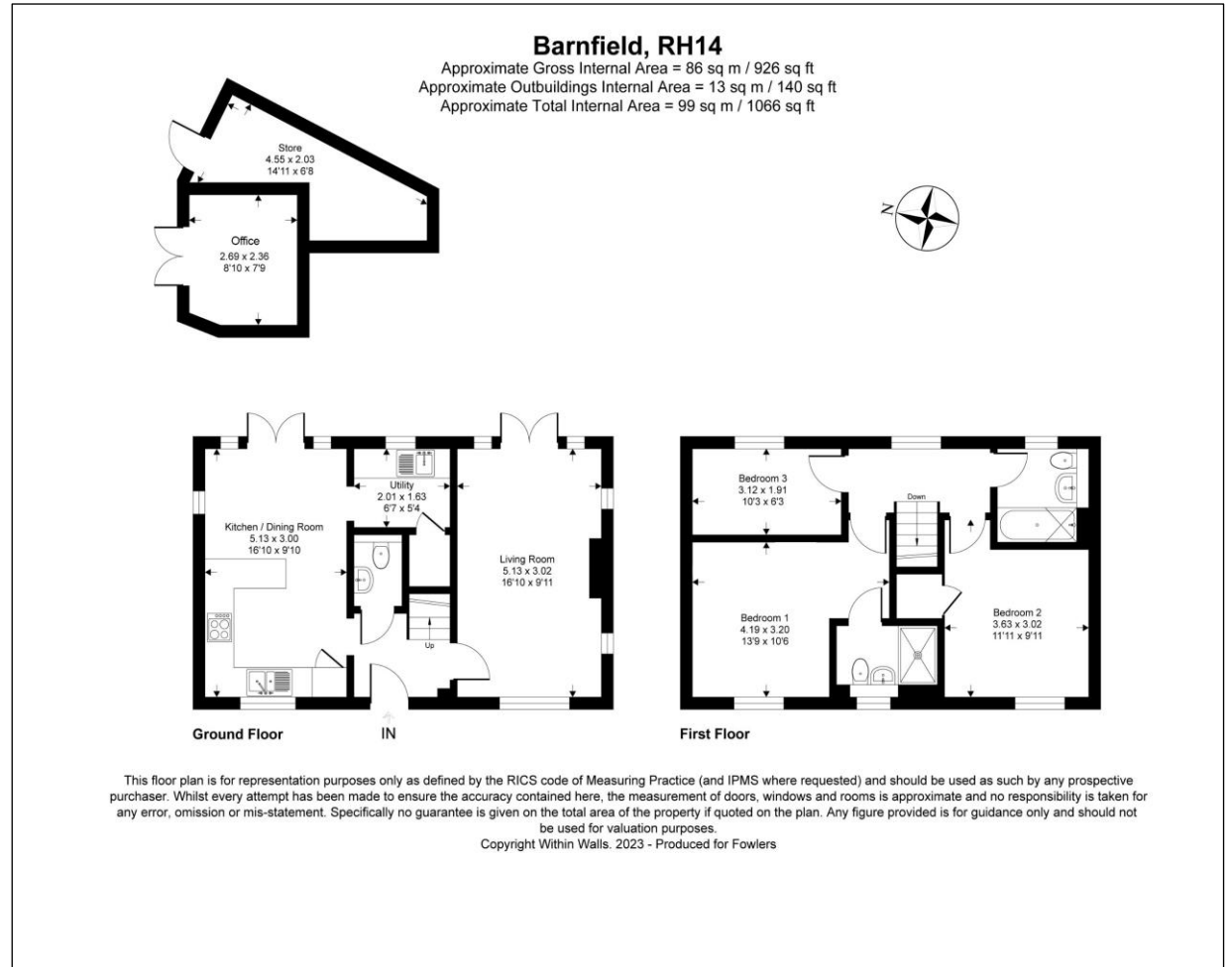
The front garden is bordered by an attractive wooden picket fence with a central gate providing access to the garden path which leads to the front porch and the composite front door. The rear garden is landscaped with composite decking extending beyond the width of the property. The garden offers a great deal of privacy as is part bordered by an attractive retaining wall and high level fencing. There are steps from the decking area to an area predominantly laid to lawn with shrub borders. The garden has stepping stones to a wooden clad garden office with attached workshop all having power light and Wi-Fi capability.

Garden Office and Workshop

A bespoke made wooden clad garden office accessed by double glazed doors. Adjoined is workshop with fitted work bench. This would be particularly of benefit to those working from home or in need of a workshop, gym or storage facility. The design makes excellent use of the space and the position enhances the privacy of the garden.

EPC RATING= B
Council Tax Band= E
Service Charge=
£ 260 p.a (Approx)





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Managing Director:
Marcel Hoed

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