



25, Nightingale Walk | Billingshurst | West Sussex | RH14 9TY





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GUIDE PRICE £650,000

Situated at the very end of this residential close with very good access to the countryside as well as the High Street, train station, schools, and Leisure Centre. A superb detached three bedroomed bungalow having been the subject of tremendous and careful attention and significant improvement. The mellow red cedar cladding to the elevations compliments the large, oak pillared entrance canopy. A contemporary front door leads to the hall which gives access to the bay windowed living room with recess housing a wood burner. The magnificent extended kitchen/family room has a recently installed kitchen with Bosch appliances and there are skylight windows and bi fold doors to let the light flow in and bring the outside space in. There is also a separate utility room. The three bedrooms are all doubles with the main bedroom and guest bedroom both having newly installed en suites plus there is an additional bathroom. All rooms facing the rear have access to the garden with either double opening or bi-fold doors. Internally, as well as the wonderful new kitchen and bathrooms, architraves, doors, and skirting boards have all been replaced in oak. To the outside, there are two separate drives to the property, one giving access to a concealed large parking space and the other giving access to the double garage. The secluded rear garden has a substantial tiled patio enclosed by gabions and several steps leading to a good sized lawn.





EPC = C.
COUNCIL TAX= F.

Entrance

The property is approached via a wide stepped path with LED lighting. This leads to a:

Substantial Oak Pillared Entrance Canopy
High pitched roof, front door with double glazed insert and double glazed window to side, leading to:

Hall

Wood laminate floor covering, contemporary radiator, access to roof space.

Living Room

Aspect to front with bay having double glazed windows and radiator beneath, additional radiator, large recess housing wood burning stove with alcoves to either side for storage of logs.

Magnificent Kitchen/Dining Room

Has been subject to recent extension and has a tremendous amount of light with almost full width double glazed bi-fold doors leading out onto a large terrace with an additional set of double glazed bi-fold doors to the side. The flooring is of a large flag stone type with a kitchen comprising: Marble effect worksurfaces and splash back with inset sink unit with mixer tap having base cupboards under and integrated dishwasher, cooker unit housing double oven with microwave above, retractable larder unit, large central worksurface with inset four ring ceramic hob having base cupboards under, also incorporating a breakfast bar, space for large fridge/freezer with storage to either side and further storage above, recess housing work top with wine cooler beneath, base cupboard and glass fronted display cabinet, eye-level storage cupboards, contemporary radiator,

two sky light windows, numerous spot lights, stainless steel extractor hood over hob, radiator.

Utility Room

Full width worksurface with inset sink unit with mixer tap and base cupboard under, space and plumbing for washing machine and tumble dryer, eye-level unit, wood laminate flooring, radiator.

Bedroom One

A double aspect room with double glazed opening doors leading out to the large patio, additional double glazed window, two radiators, fitted wardrobe with hanging rails and shelving, door to:

En-suite Shower

Comprising: large step-in shower tray with frameless glazed screen and mixer shower, shaped wash hand basin with storage beneath and mixer tap, close coupled w.c., tiled floor, heated towel rail, extractor fan, spot lights.

Guest Bedroom

Aspect to front, double glazed window, radiator, substantial fitted wardrobes with sliding doors, one having mirror front, and door to:

En-suite Shower

Step-in shower cubicle with glazed screen and mixer shower, vanity unit with inset contemporary bowl wash hand basin with mixer tap to side and storage under, close coupled w.c., chrome heated towel rail, fitted mirror incorporating light, shaver point, tiled floor, spot lights, extractor fan.

Bedroom Three

A very good sized double room with an aspect to the rear with double glazed double opening doors leading out to patio, additional double glazed window to side, two radiators, storage

recess with shelf.

Bathroom

White suite comprising: panelled bath with contemporary mixer tap with hand held shower attachment over, further drench head shower, wash hand basin with contemporary mixer tap and storage under, fitted mirror incorporating light, shaver point, towel rail, close coupled w.c., double glazed window, tiled floor, extractor fan, spot lights.

Outside

To the side of the property is a good sized tarmac drive which leads to:

Double Garage

With up and over door, additional door to side, and at the rear of the garage is a door giving access to rear garden.

Additional Parking

To the right hand side of the property is a further drive with double opening gates leading to a further substantial parking space.

Front Garden

The property is approached via several tiled steps with LED lights and areas of lawn to either side.

Secluded Rear Garden

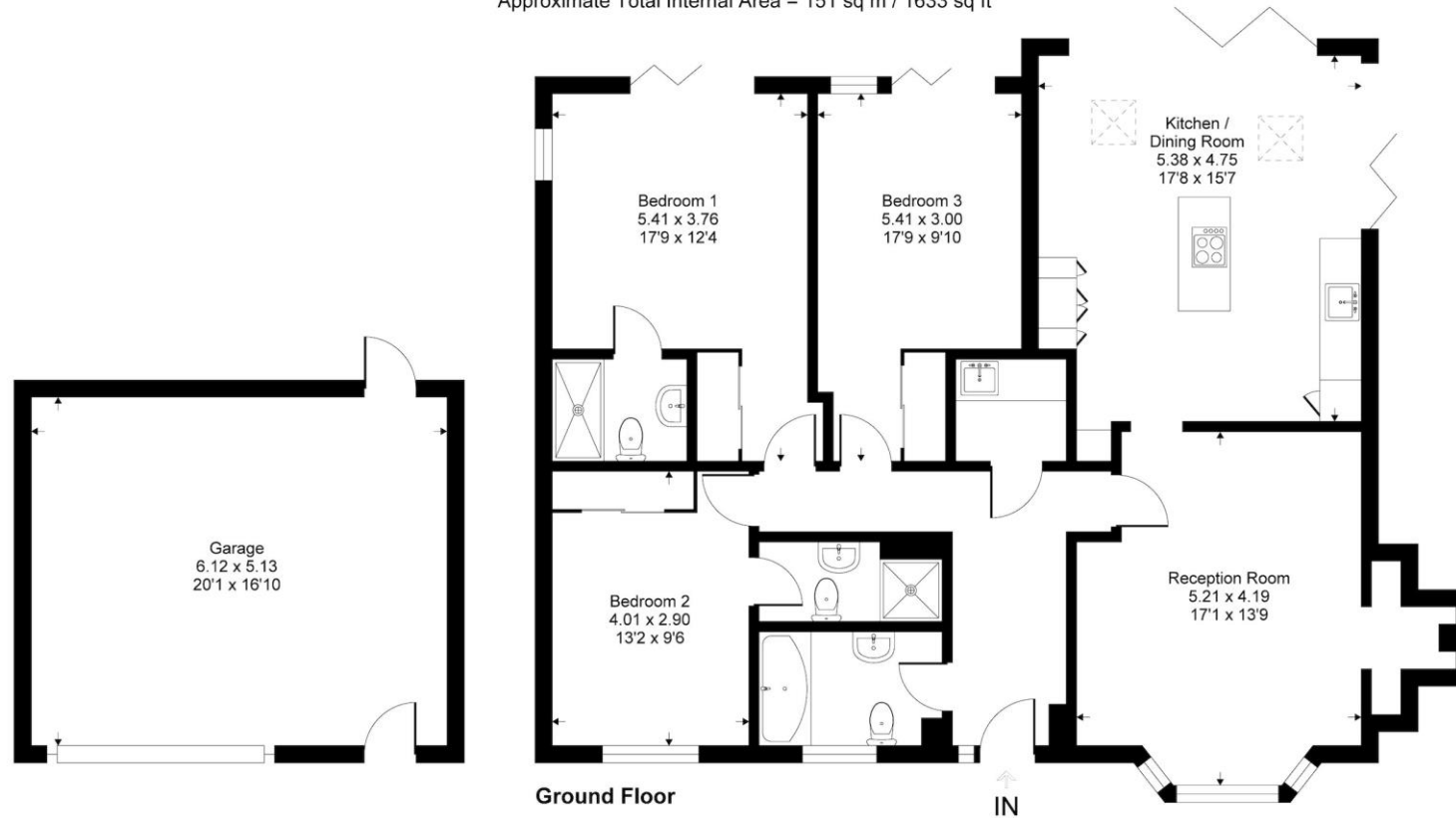
Immediately adjacent the property is a substantial tiled patio with a gabion retaining wall and three steps leading to the remainder of the garden which consists of a good sized area of lawn. At the rear of the garage is a further wide tiled path/seating area with an area of concrete hard-standing to one side that could be the base for a garden shed or greenhouse if required.

Nightingale Walk, RH14

Approximate Gross Internal Area = 120 sq m / 1295 sq ft

Approximate Garage Internal Area = 31 sq m / 338 sq ft

Approximate Total Internal Area = 151 sq m / 1633 sq ft



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Managing Director:
Marcel Hoed

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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