



15, Newman Way | Billingshurst | West Sussex | RH14 9ZP





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£685,000

A beautifully presented four bedroom detached home on the edges of this sought after development built by Devine Homes. The property has a very pleasant view to the front, looking directly over open space with footpaths giving pleasant walks. The layout of the property is ideal for a family with the large reception hall having the living room and dining room on either side. To the rear of the hall is a magnificent kitchen/breakfast room with extensively fitted kitchen units including Silestone worktops and bi-fold doors leading out onto the patio. The patio is also accessed via the living room. The ground floor also has a cloakroom and utility room. The first floor galleried landing gives access to the four large bedrooms with bedroom one having an en-suite shower. All bedrooms have fitted wardrobes and there is a family bathroom. To the outside a brick paved drive provides plenty of parking and this leads to a detached garage. The southerly aspect rear garden has been landscaped with a large patio, a separate barbecue area and an area of lawn.



Entrance Canopy

Front door with double glazed side screen, leading to:

Hall

Tiled floor, radiator, thermostat for ground floor heating control, staircase to first floor.

Cloakroom

Tiled floor, part tiled walls, suite comprising: concealed cistern w.c., wash hand basin with mixer tap and drawer under, extractor fan, spot lights, chrome heated towel rail.

Lounge

A double aspect room with a bay having double glazed windows and fitted plantation shutters. To the rear of this room are double opening double glazed doors with double glazed windows to either side leading to the patio, two radiators, coved ceiling.

Dining Room

A bright double aspect room with a bay having double glazed windows and fitted plantation shutters, additional large double glazed picture window with matching plantation shutters, radiator, coved ceiling.

Kitchen/Family Room

Being at the heart of this property this impressive sized room has an extensively fitted kitchen with a large space for a substantial dining table and double glazed bi-fold doors opening onto the patio. The extensive kitchen comprises: Silestone work surface with inset sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching work surface with inset five ring gas hob with glass splash back and glass stainless steel extractor hood, cooker unit with 'Siemens' twin ovens with storage above and below, integrated fridge/freezer, matching peninsula work surface with base cupboards under, also incorporating breakfast bar, eye-level units, tiled floor, two double glazed windows with fitted venetian blinds, understairs cupboard, numerous spot lights, coved ceiling.

Utility Room

Silestone work surface with inset sink unit with mixer tap having base cupboard under, space and plumbing for washing machine and tumble dryer, tall broom cupboard, eye-level units, concealed gas fired boiler, tiled floor, extractor fan, spot lights, radiator, double glazed window with fitted venetian blind.

Landing

Galleried landing with balustrade over stairwell, access to roof space, two radiators, double glazed window with fitted venetian blind.

Bedroom One

Recessed double wardrobe with mirror fronted sliding doors, airing cupboard housing pressurised hot water tank, radiator, double glazed window with venetian blind, coved ceiling, thermostat to control heating to first floor.

En-suite Shower

Large step-in shower cubicle with tiled walls and mixer shower with large drench head, wash hand basin with mixer tap having storage under, concealed cistern w.c., light/shaver point, tiled floor, chrome heated towel rail, double glazed window with fitted blind, extractor fan, spot lights.

Bedroom Two

Double aspect with double glazed windows with fitted blinds, fitted wardrobe with mirror fronted doors, radiator.

Bedroom Three

Double aspect, double glazed windows with fitted venetian blinds, fitted double wardrobe with mirror fronted sliding doors, coved ceiling.

Bedroom Four

Double aspect, double glazed windows with fitted venetian blinds, fitted double wardrobe with mirror fronted sliding doors, radiator.

Family Bathroom

Panelled bath with mixer tap and shower attachment and fitted shower screen, wash

hand basin with mixer tap and storage cupboard under, concealed cistern w.c., light/shaver point, tiled floor, chrome heated towel rail, extractor fan, spot lights.

Outside

Garage and Drive

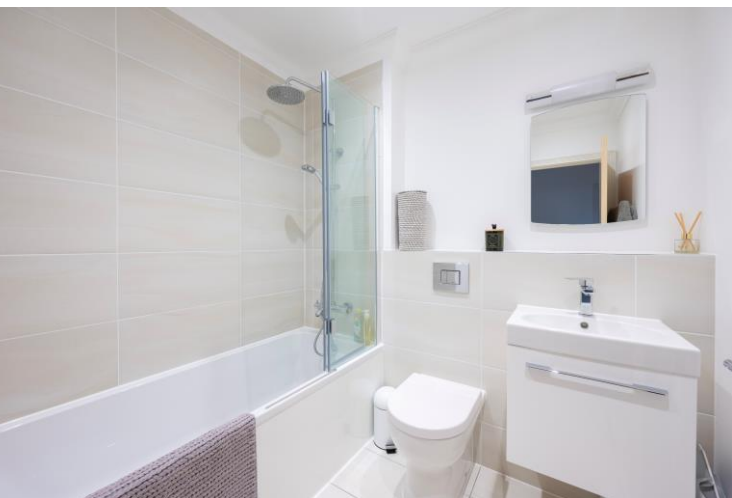
Situated at the side of the property is a good sized brick paved drive providing off the road parking for several vehicles and this in turn leads to:

Detached Garage

Of brick construction with a pitched and tiled roof, up and over garage door, power and light and a further door at the rear giving access to the garden.

Rear Garden

A landscaped rear garden consisting of a large patio adjacent the living room and kitchen/breakfast room, this patio continues along with a wide path along the side of the property to a further seating area with brick-built barbecue area to the side. The remainder of the garden consists of a good sized area of lawn with the rear boundary having a raised flower planter and to one side of the garden a wide path continues to the garage and beyond where there is an additional seating area. The garden is enclosed by close boarded timber garden fencing and brick walling, proving a good degree of seclusion.

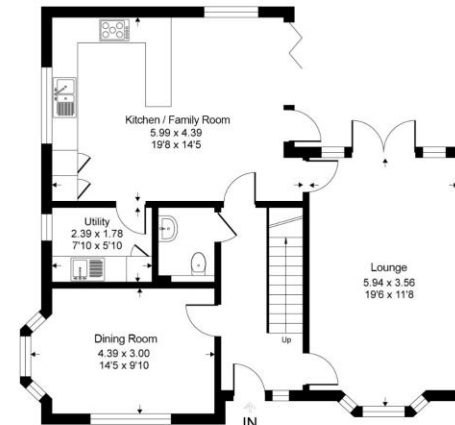


EPC RATING=B
COUNCIL TAX=G
ANNUAL ESTATE CHARGE= £380

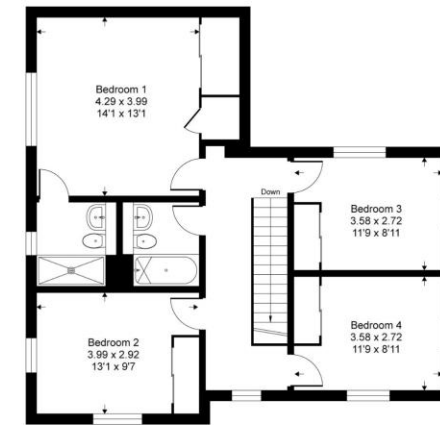


Newman Way, RH14

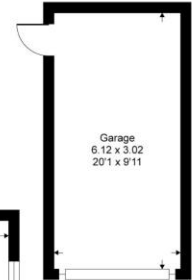
Approximate Gross Internal Area = 148 sq m / 1598 sq ft
 Approximate Garage Internal Area = 18 sq m / 199 sq ft
 Approximate Total Internal Area = 166 sq m / 1797 sq ft



Ground Floor



First Floor



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