



15, Old School Close | Petworth | West Sussex | GU28 9BF





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OFFERS OVER - £700,000

An attractive four bedroom detached family house with mellow stone and brick elevations beneath a pitched and tiled roof. The property is situated towards the end of a residential close making for a peaceful location. There is a pleasant walk to the centre of the historic town of Petworth. The property is a classic design having a large hall at the centre of the house with the reception rooms at either side. As well as two reception rooms the large kitchen/breakfast room runs the full length of the property. The extensive kitchen has many integrated appliances. There is also a cloakroom to the rear of the hall. The first floor galleried landing gives access to four bedrooms with the main bedroom having an en-suite and there is a family bathroom. To the outside is a detached brick built double garage and pleasant gardens to the front and rear.



Entrance Porch

Front door with double glazed insert to:

Hall

Turning staircase to first floor with understairs cupboard, radiator, thermostat for ground floor heating.

Cloakroom

Suite comprising: w.c., wash hand basin with mixer tap and storage under, tiled floor, radiator, double glazed window.

Lounge

Outlook over rear garden, double glazed double opening doors with matching windows to either side leading to patio and garden, radiator.

Dining Room

Aspect to the front, double glazed window, radiator.

Kitchen/Breakfast Room

This large room runs the full length of the property with a triple aspect and has an extensively fitted kitchen and ample space for a large dining table. The kitchen comprises: worksurface with inset one and a half bowl single drainer enamel sink with integrated washing machine and dishwasher under, further

matching worksurface with inset four ring ceramic hob and integrated double oven under, base cupboards and drawers to either side, space for large fridge/freezer, eye-level cupboards, stainless steel extractor hood over hob, concealed boiler, two radiators, double glazed windows, part double glazed door leading to outside.

Landing

Double glazed window with outlook to the front, airing cupboard housing pressurised hot water tank, access to roof space.

Main Bedroom

Double glazed window, radiator, door to:

En-suite

Comprising: tiled shower cubicle with mixer shower, wash hand basin with mixer tap and storage under and mirror above, w.c., double glazed window, tiled floor, chrome heated towel rail, spot lights.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator.

Family Bathroom

Suite comprising: panelled bath with mixer tap, wash hand basin with storage under, mixer tap and mirror above, w.c., tiled floor, fully tiled shower cubicle with mixer shower, double glazed window, extractor fan, spot lights, chrome heated towel rail.

Double Garage and Parking

Divided in two is a detached double garage of brick construction with a pitched and tiled roof, power and light. Located at the foot of the rear garden with twin up and over doors, and parking to its front.

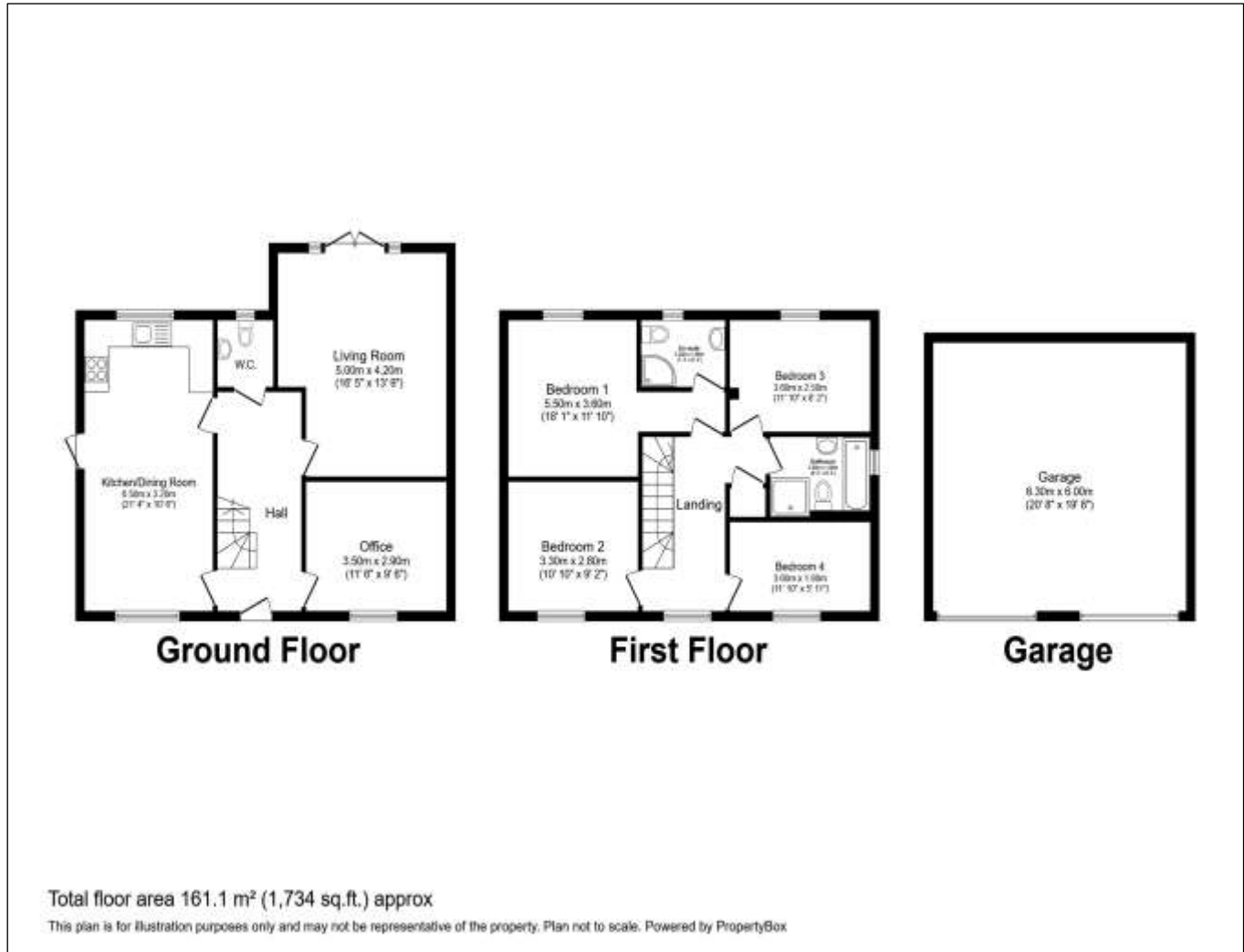
Front Garden

Good sized areas of lawn to the front with a central path leading to the front of the property.

Rear Garden

The garden consists of a patio adjacent the property with the remainder of the garden almost entirely laid to lawn, enclosed by close boarded timber garden fencing. Towards the rear of the garden is a shingled area.

EPC RATING= B.
COUNCIL TAX=F.
ANNUAL ESTATE CHARGE
APPROX £275



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



Managing Director:
Marcel Hoad

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