



10 Yarrow Gate, Lindfield, West Sussex, RH16 2GB

Mansell McTaggart Lindfield



Price £585,000 Freehold

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An exceptional family home tucked away opposite an area of Green with 4 Bedrooms, 3 Bath/Shower Rooms and 2 Reception Rooms. This semi-detached property was built in 2018 by David Wilson Homes to 'The Bayswater' design, spans 3 floors and is situated in a sought after location. **Allocated Parking for 2 vehicles** and generous **Garage**.

The accommodation comprises: **Entrance Canopy**, front door into **Reception Hall** stairs to first floor, storage and radiator. **Cloakroom/WC** fitted with a modern white suite. **Sitting Room** a bright and airy double aspect room with side bay window and fitted carpet. **Kitchen / Dining Room** generous South facing family room fitted with an attractive range of units at eye and base level, worksurfaces, sink unit, 2 radiators, double oven/grill, 6-ring gas hob, fridge, freezer, dishwasher, cupboard housing 'Logic' gas boiler, window and doors to garden.

First Floor landing with stairs to top floor and radiator. **Bedroom 2** built-in wardrobe, radiator and front window. **En-Suite Shower Room** fitted modern white suite, tiled cubicle, low level WC and wash basin. **Bedroom 3** built-in wardrobe, radiator and rear window. **Bedroom 4** built-in wardrobe, radiator and rear window. **Family Bathroom** fitted modern white suite, enclosed bath, low level WC, wash basin, heated towel rail and opaque front window.

Second Floor landing with cupboard housing hot water cylinder. **Principle Bedroom** is a stunning room enjoying a triple aspect with **2 Sun Balconies**, built-in wardrobes and radiators. **En-Suite Shower Room** modern white suite, double sized cubicle, low level WC, wash basin and opaque window to rear.



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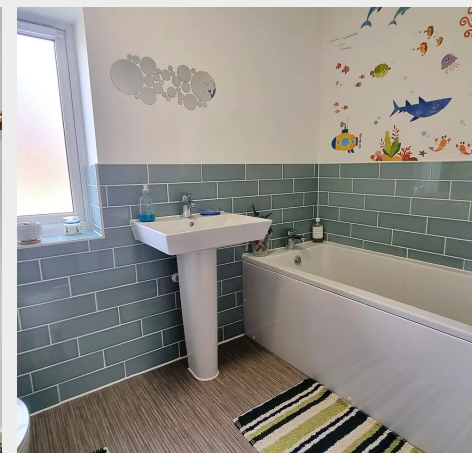
EPC Rating: B and Council Tax Band: E

Outside to the front is an area of garden with plants and shrubs. Gated rear access into the sunny 30' x 20' **South Facing Rear Garden** with full width patio, shaped lawn, timber fencing and water tap. Directly behind the garden is the **20'9 x 10'4 Garage** up and over door, power and lighting with **Parking** in front plus a **2nd Parking Space** to the rear of the garage (No. 177).

LOCATION - Yarrow Gate is situated off Langmore Lane within the popular Heathwood Park Development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. By road access to the major surrounding areas can be gained via the A272 and the A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS - Lindfield Primary School (1.5 miles), Blackthorns Primary School (2.2 miles), Oathall Community College Secondary School (2.1 miles) and Warden Park Secondary School (3.1 miles). The local area is well served by several independent schools including; Great Walstead (1.8 miles) and Ardingly College (4.1 miles).

STATION - Haywards Heath mainline railway station (2 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



THE BAYSWATER

FOUR BEDROOM HOME



Ground Floor			
Kitchen/Dining	5652 x 3516 mm	18'5" x 11'5"	
Lounge	3162 x 4515 mm	10'4" x 14'8"	
Cloakroom	1400 x 1790 mm	4'6" x 5'9"	



First Floor			
Bedroom 2	3421 x 4507 mm	10'6" x 14'8"	
En suite 2	1354 x 2241 mm	4'4" x 7'4"	
Bedroom 3	3200 x 3644 mm	10'5" x 12'0"	
Bedroom 4	2351 x 3504 mm	7'7" x 11'5"	
Bathroom	2556 x 1790 mm	8'4" x 5'9"	



Second Floor			
Bedroom 1	3984 x 5760 mm	13'1" x 18'9"	
En suite 1	2456 x 2275 mm	8'1" x 7'5"	

Mansell McTaggart Estate Agents

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