



3 Ibis Close, Ardingly, West Sussex, RH17 6ED

Mansell McTaggart Lindfield



Guide Price **£525,000** Freehold



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PLEASE WATCH VIEWING VIDEO

A stunning 3 Bedroom, 2 Bath / Shower Room modern semi-detached village home built by Millwood Homes in 2016 to 'The Appledore' design.

Spacious 40 ft Private Driveway leading to the 18'9 × 9'6 Garage, an improved South East facing Rear Garden and situated in a popular village location.

- **Entrance Hall** stairs to first floor plus storage
- **Cloakroom/WC** fitted with a white suite
- **Kitchen** fitted modern range of units, new granite worksurfaces, integral appliances (fridge, freezer, dishwasher, washer dryer, oven, 4-ring hob)
- Open plan double aspect **Sitting / Dining Room** understairs storage cupboard and double doors onto the rear garden
- **First Floor landing** - airing cupboard + hatch to part boarded loft space
- **3 Bedrooms** (2 Double + 1 Single)
- **Principle Bedroom** fitted mirror fronted wardrobes and front window
- **En-Suite Shower Room** with a modern white suite
- Modern white **Family Bathroom** enclosed bath, shower attachment, low level WC and wash basin
- Gas central heating system + double glazed windows + new window shutters + beautiful reclaimed bricks + mains services + 10 year LABC warranty from new
- An area of **Front Garden** plus side gate into the **42' x 32' Rear Garden** generously enlarged paved patio ideal for table and chairs, timber fencing, plants, flowers and shrubs, door into garage, lighting and water tap plus spacious **Visitors Parking** opposite



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EPC Rating: B and Council Tax Band: D
Monks Meadow - Estate Charge: £314.86
for the year commencing 1/6/23 - 31/3/24

LOCATION

The property is situated off College Road, a few minutes walk from the High Street with its variety of local shops, stores, cafe, Fellows Bakery and public houses. The renowned and picturesque 180 acre Ardingly Reservoir is also within walking distance and offers many water sports activities in addition to pleasant walks around its peninsula. Ardingly is located in the High Weald area of outstanding natural beauty.

BY ROAD

Easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23. Haywards Heath and picturesque Lindfield are also nearby.

SCHOOLS

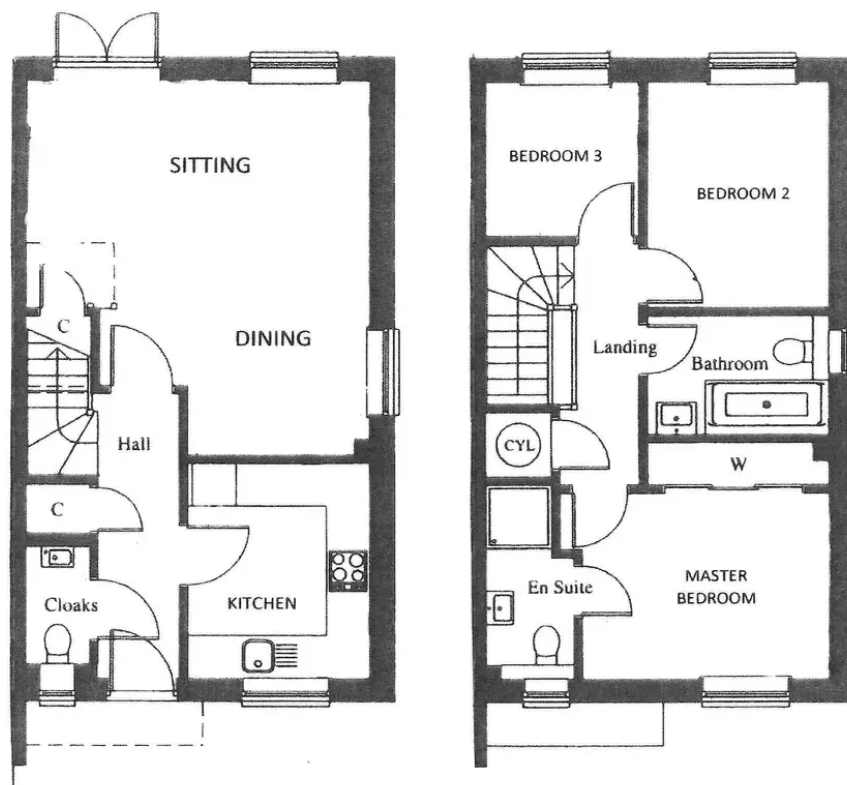
St Peter's CE Primary School, Ardingly (0.8 miles).
Oathall Community College Secondary school (3.2 miles). The local area is well served by several independent schools including: Great Walstead (3.8 miles) and Ardingly College (0.5 miles).

STATION

Haywards Heath mainline railway station (3.2 miles).
Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



THIS FLOORPLAN IS HANDED



Room Sizes

KITCHEN: 10'0 x 8'2

**SITTING / DINING:
17'1 x 15'5**

BEDROOM 1: 11'2 x 8'7

BEDROOM 2: 10'5 x 8'2

BEDROOM 3: 7'2 x 7'0

Mansell McTaggart Estate Agents

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