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McTAGGART**  
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12 Sycamore Drive, Burgess Hill, West Sussex, RH15 0GH

£725,000



## 12 Sycamore Drive

Burgess Hill, West Sussex, RH15 0GH

An immaculately presented 4 bedroom and 3 reception room detached house with the benefit of 2 ensuites, a double garage and a good size south facing rear garden. Ideally situated amongst only 4 other houses in a secluded courtyard style setting.

The property was built in 2009 by Crest Nicholson and our vendors have been in residence since new. Forming part of this highly regarded development just off the favoured Folders Lane on the eastern side of town. The 188 acres of Ditchling Common Country Park is within a 5 minute walk and via a pathway brings the town centre and train station within easy walking distance.

The accommodation includes an entrance hall with stairs to the first floor, cupboard beneath and a cloakroom/wc leading off it. The utility room has a sink unit with cupboards, plumbing and a door to the garage. There is a study and a dual aspect bay fronted living room with double doors to the garden and a contemporary stone fireplace with gas fire.

From the sitting room a wide square archway opens to the dual aspect kitchen/dining room with double doors to the garden. Fitted with a good range of cupboards complemented by Granite worksurfaces and an integrated electric hob, double oven and a dishwasher.

The galleried landing has a window, hatch to loft and an airing cupboard. The master bedroom overlooks the rear garden with the benefit of an ensuite shower room.



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The guest bedroom has 2 built in wardrobes and an ensuite shower room. There are 2 further bedrooms and a family bathroom with separate shower cubicle.

Outside there is a block paved private driveway as well as a hardstanding for 1 car. The double garage has eaves storage and a pedestrian door. Side access either side of the house with an enclosed area to the side of the garage ideal for a rotary washing line. The south facing 68' wide x 36' deep rear garden also has a substantial patio area to the side of the house. A flagstone patio abuts the house with 2 sun awnings, enclosed by a brick retaining wall with the remainder laid to level lawn flanked by plant beds, shrubs and trees. Outside tap and lights.

Benefits include gas fired central heating (the Potterton boiler is located in the utility room) and uPVC framed double glazed windows.

Service Charge: £356 (the owners of Sycamore Drive are shareholders in the company)

Council Tax Band: F & Tenure: Freehold & EPC Rating B

- Entrance Hall & Cloakroom
- Kitchen/Dining Room & Utility Room
- Living Room & Sitting Room
- Study
- Utility Room
- Master Bedroom & En-Suite
- Guest Bedroom & En-Suite
- 2 Further Bedrooms & Family Bathroom
- Private Driveway & Double Garage
- South Facing Rear Garden





## Mansell McTaggart Burgess Hill

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