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**49 Bonnet Lane, Burgess Hill, West Sussex, RH15 0FP**

**£500,000 Freehold**



## 49 Bonnet Lane

### Burgess Hill

A wonderful twin bay fronted 3 bedroom detached house within an easy walk of a nature reserve, play park and mini football pitch. The property was built by Croudace Homes to the Warwick design in 2021. The development is located off Kingsway on the Folders Lane Estate within a moments walk of a Co-op store, a doctors surgery and a community centre. The town centre is approximately 1 mile away.

- Entrance Hall
- Cloakroom/WC
- Living Room
- Kitchen/Dining Room
- Master Bedroom & Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Private Driveway & Carport
- South Facing Rear Garden
- Council Tax Band E
- Development Service Charge TBC



# 49 Bonnet Lane

## Burgess Hill

The neutrally decorated accommodation is enhanced by quality grey carpets. From the entrance hall stairs rise to the first floor with a cloaks cupboard and cloakroom/wc leading off it. The bay fronted living room is triple aspect with a useful storage cupboard and double doors to the garden.

The dual aspect kitchen/dining room is fitted with a range of white cupboards complemented by integrated cooking appliances, a washing machine and a dishwasher.

From the landing there is a hatch to the loft with a quality pull down ladder. The master bedroom has 2 double wardrobes and an ensuite shower room. There are 2 further bedrooms and a bathroom fitted with a white suite.

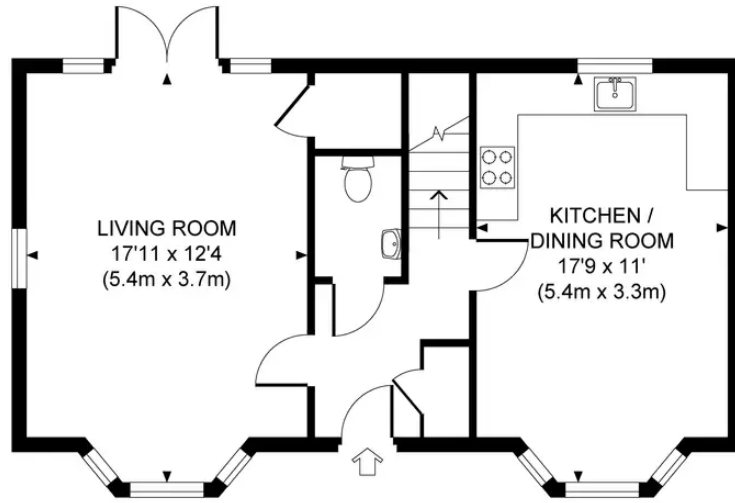
Outside a grey block paved driveway provides parking for 2/3 cars with electric charging point and a pitched roof car port. Side gate to the south facing 40' x 37' rear garden which has been landscaped for ease of maintenance. A full width paving slab patio abuts the house with a stepping stone path to a 2nd patio. The remainder is laid to artificial lawn flanked by flower borders. Electric awning. Timber shed. Outside tap.

Benefits include gas fired central heating (the ideal boiler is located in the kitchen), newly fitted air conditioning units for the kitchen & master bedroom and uPVC framed double glazed windows.

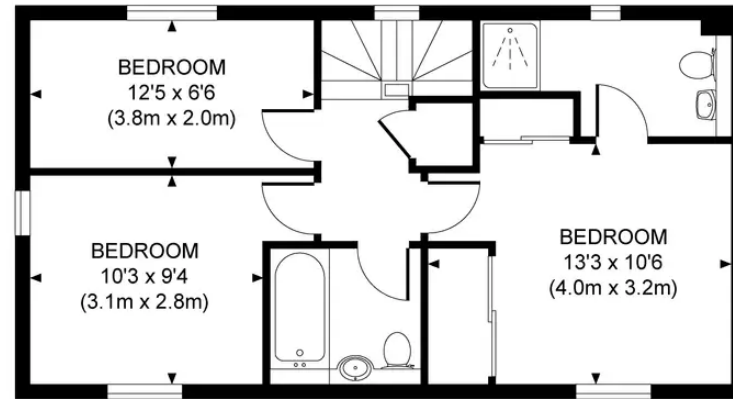




Approximate Gross Internal Area  
991 sq ft / 92.0 sq m



GROUND FLOOR



FIRST FLOOR

## Mansell McTaggart Burgess Hill

Mansell McTaggart, 20 Station Road, Burgess Hill - RH15 9DJ

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