



16 John Ireland Way | Washington | West Sussex | RH20 4EP





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£775,000

A well presented five bedroom family home location on this select development close to woodland and National Trust land within 1/2 an acre of Storrington village centre. Constructed by David Wilson Homes circa 2016 accommodation comprises: spacious entrance hall, ground floor cloakroom, superb open plan kitchen/dining room with integrated appliances, utility room, family room, study, first floor galleried landing, en-suite to main bedroom and bedroom two and family bathroom. Outside, there is off-road parking to the front leading to a detached double garage and south aspect gardens. No forward chain.

- Detached Family Home
- Close to Woodland and N.T. Land
- Five Bedrooms
- Spacious Reception Hall
- Ground Floor Cloakroom
- Sitting Room with French doors to Garden
- Superb Open Plan Kitchen/Dining Room
- No forward chain
- Utility Room
- Study
- Family Room
- En-suite to Main Bedroom and Bed 2
- Family Bathroom
- Driveway Parking
- South aspect Garden and Terrace
- Double Garage

**Entrance** uPVC panelled front door to:

**Entrance Hall** Radiator, oak style flooring, understairs storage cupboard.

**Sitting Room** 17' 3" x 11' 7" (5.26m x 3.53m) Radiator, uPVC double glazed windows and uPVC double glazed French doors leading to terrace and gardens.

**Superb Open Plan Kitchen/Dining Room** 22' 6" x 20' 2" (6.86m x 6.15m)

**Kitchen Area** Extensive range of wall and base units with inset six ring gas hob with extractor over, black granite working surfaces, inset one and a half bowl sink with mixer tap and groove drainer, integrated fan assisted electric oven and separate grill, dishwasher, recessed area suitable for housing American style fridge/freezer, range of built-in storage cupboards.

**Dining Area** Porcelain tiled flooring, radiator, double glazed French doors leading to terrace and gardens.

**Utility Room** 7' 7" x 5' 6" (2.31m x 1.68m) Inset sink with granite working surfaces, space and plumbing for washing machine, double glazed door leading to side access.

**Family Room** 12' 7" x 9' 9" (3.84m x 2.97m) Radiator, uPVC double glazed window bay.

**Study** 11' 7" maximum x 7' 11" (3.53m x 2.41m) Built-in shelving and drawers, radiator, uPVC double glazed windows.

**Ground Floor Cloakroom** Low level flush w.c., radiator, pedestal wash hand basin, uPVC double glazed window.

**Stairs to:**

**First Floor Galleried Landing** Access to loft space, radiator, built-in shelved linen cupboard with pressurised cylinder.

**Main Bedroom** 14' 9" x 12' 11" (4.5m x 3.94m) Dual aspect double glazed windows, radiator, built-in floor to ceiling wardrobe cupboards, door leading to:

**En-Suite Bathroom** Panelled bath, walk-in double shower with sliding glass and chrome screen with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, part tiled walls, extractor fan.

**Bedroom Two** 13' 3" x 11' 1" (4.04m x 3.38m) Radiator, uPVC double glazed windows, door to:

**En-Suite Shower Room** Pedestal wash hand basin, low level flush w.c., walk-in double shower with fitted independent shower unit.

**Bedroom Three** 11' 10" x 11' 1" (3.61m x 3.38m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

**Bedroom Four** 11' 8" x 10' 11" (3.56m x 3.33m) Radiator, uPVC double glazed windows.

**Bedroom Five** 9' 3" x 7' 9" (2.82m x 2.36m) Covered radiator, uPVC double glazed windows.

**Family Bathroom** Panelled bath, wash hand basin, low level flush w.c., uPVC double glazed window, enclosed shower unit, uPVC double glazed windows.

**Outside**

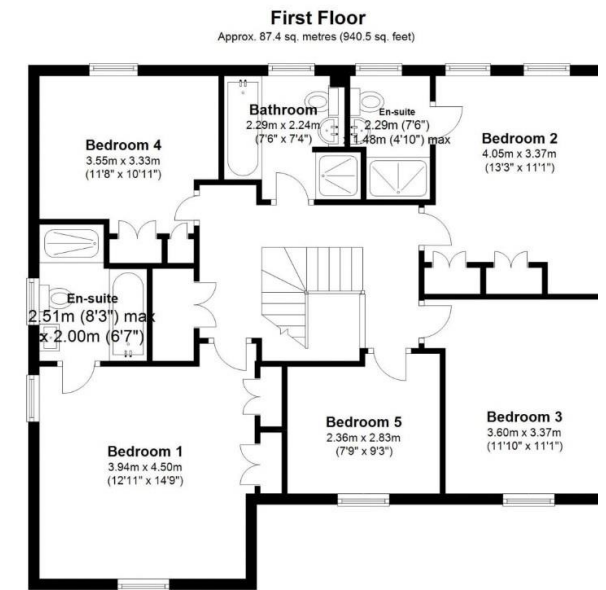
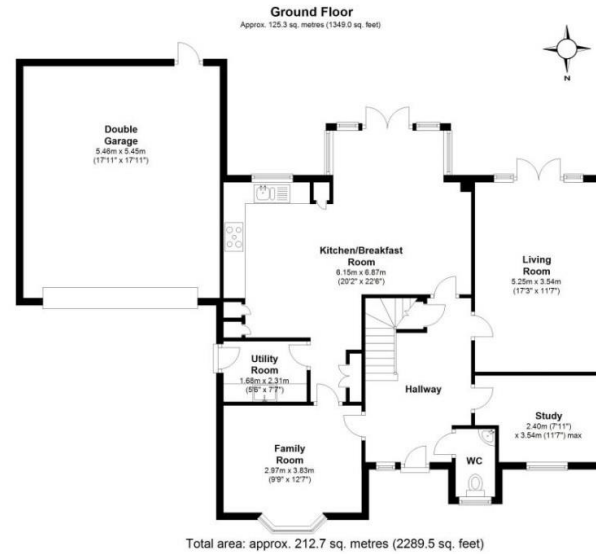
**Front Garden** Flower and shrub borders, tarmac driveway parking for two vehicles leading to:

**Attached Double Garage** 17' 11" x 17' 11" (5.46m x 5.46m) Automatic up and over door.

**Rear Garden** South facing with large paved terraced area, shaped lawned area, steps up to stone raised terrace, door accessing garage.

**EPC Rating:** Band b.





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