



50, Carters Way | Wisborough Green | West Sussex | RH14 0BY





## 50, Carters Way

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**£575,000**

Situated in a cul de sac in the sought after location of Wisborough Green is this detached four bedroomed family house that has very recently been upgraded with heating via an air source heat pump. As well as the four bedrooms there is a re-fitted en-suite shower room to the main bedroom and an additional family bathroom. The ground floor has a good sized hall with cloakroom and the living room has an attractive fire surround with wood burner. Double doors lead to the dining room and there is a kitchen with several integrated appliances and separate utility room. To the outside, parking for this property is excellent with two separate driveways to the front, one which leads to the garage and the rear garden has a southerly aspect with a very high degree of seclusion and is of a good size.



### Entrance Canopy

Front door with matching window to side, leading to:

### Hall

Radiator, turning staircase to first floor with understairs cupboard.

### Cloakroom

Wash hand basin with mixer tap and storage under, w.c., double glazed window.

### Living Room

Has an aspect to the front with a centrepiece pine fire surround with raised hearth and wood burner, two radiators, double glazed window, several steps and double opening doors leading to:

### Dining Room

Double glazed sliding patio doors leading to the garden, radiator, fitted unit with storage and numerous display shelves.

### Kitchen

Aspect to the rear and comprises: worksurface with inset single drainer sink unit with mixer tap and base cupboards under, space and plumbing for dishwasher, further matching worksurface with inset Induction hob and base cupboards and drawers beneath, cooker unit housing double oven with storage above and below, worksurface with base cupboards under, range of eye-level cupboards, extractor fan over hob, double glazed window, vinyl flooring, radiator.



### Utility Room

A single drainer sink unit with base cupboards under, worksurface with space and plumbing for washing machine beneath, further worksurface with base cupboards and drawers beneath and space for tumble dryer, space for tall fridge/freezer, eye-level cupboards, cupboard housing de-commission oil fired boiler, double glazed window, part double glazed door to outside.

### Landing

Double glazed window, airing cupboard housing pressurised hot water system.

### Main Bedroom

Double glazed window, recessed double wardrobe with hanging rail and shelf, radiator, door to:

### En-suite

Fully tiled walls with a shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, glazed shelf over and oval mirror, w.c., shaver point, skylight window, radiator, vinyl flooring.

### Bedroom Two

Outlook over garden, recessed cupboard, radiator, double glazed window.

### Bedroom Three

Outlook over garden, radiator, double glazed window.

### Bedroom Four

Recessed wardrobe with hanging rail and shelf, radiator, double glazed window.

### Family Bathroom

White suite comprising: panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin, w.c., part tiled walls, heated towel rail, double glazed window.

### Two Drives and Parking

To the front of the property at either end are two large private drives giving plenty of parking. One drive leads to:

### Garage

Up and over door.

### Front Garden

Between the two drives is a good sized area of lawn with a large flower bed to the front, side access down both sides of the house leading to:

### Rear Garden

With a southerly aspect the garden has a full width substantial patio adjacent the property, the remainder of the garden consists of a good sized area of lawn with substantial flower and shrub borders, ornamental pond. The garden is enclosed by timber garden fencing and has a southerly aspect with an excellent degree of seclusion. There is a wide side access which also houses the newly installed air source heat pump unit. There is a timber garden shed with space behind which is ideal for storage of the wheelie bins.





GROUND FLOOR



FIRST FLOOR

**EPC RATING= D**  
**COUNCIL TAX= E.**



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