



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





# 15 John Ireland Way

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PRICE £679,950

A superbly presented four bedroom detached family home occupying this corner plot and position, located within this select development giving easy access to countryside walks and just under 2 miles from Storrington village centre, constructed by David Wilson Homes circa 2015. Internal accommodation comprises: triple aspect sitting room, open plan kitchen/dining room, utility room, study and ground floor cloakroom, master bedroom with en-suite and a family bathroom. Outside, there are secluded south aspect gardens and terrace with a detached garage accessed from a private driveway to the rear.

- Detached Family Home
- Select Development
- Four Bedrooms
- Entrance Hall
- Triple aspect Sitting Room
- Open Plan Kitchen/Dining Room
- Integrated Appliances
- Utility Room
- Study
- Ground Floor Cloakroom
- En-suite to Main Bedroom
- Family Bathroom
- South aspect Gardens and Terrace
- Solar Panel Energy
- Easy access to countryside walks
- Detached Garage and Driveway

**Entrance** uPVC double glazed front door to:

**Entrance Reception Hall** Radiator, recessed understairs storage area, built-in cloaks cupboard, built-in shelved storage cupboard.

**Ground Floor Cloakroom** Low level flush w.c., pedestal wash hand basin, part tiled walls, radiator, porcelain tiled flooring.

**Study** 9' 4" x 9' 0" (2.84m x 2.74m) Built-in office furniture with drawers, desk and built-in glass display cabinet, double glazed windows.

**Triple Aspect Sitting Room** 16' 5" x 13' 9" into bay" (5m x 4.19m) Double glazed windows, French doors leading to terrace and garden, radiator.

**Open Plan Kitchen/Dining Room** 21' 7 to bay" x 13' 4" (6.58m x 4.06m)

**Kitchen Area** Range of wall and base units, six ring gas hob with stainless steel extractor over and downlighting, integrated fan assisted electric oven and separate grill, built-in eye-level cupboards housing boiler, further range of working surfaces with breakfast bar and under-seating area, inset one and a half bowl stainless steel single drainer sink unit with waste disposal, integrated dishwasher, integrated fridge and freezer, cupboard with pull-out drawer racks, porcelain tiled flooring, concealed downlighting, uPVC double glazed French doors leading to terrace and gardens.

**Dining Area** uPVC double glazed window bay, radiator, porcelain tiled flooring.

**Utility Room** 6' 5" x 6' 2" (1.96m x 1.88m)

Space and plumbing for washing machine, inset single drainer stainless steel sink unit, range of working surfaces with cupboards under, eye-level cupboards, space for built-in washer and dryer, porcelain tiled flooring, radiator, double glazed door to rear garden, concealed spot lighting.

**Stairs to:**

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

**Main Bedroom** 17' 5 maximum" x 12' 1" (5.31m x 3.68m) Dual aspect double glazed windows, radiator, floor to ceiling built-in mirrored wardrobe cupboards, door to:

**En-Suite Shower Room** Walk-in double shower with fitted independent shower unit, fully tiled, inset wash hand basin, low level flush w.c., extractor fan.

**Bedroom Two** 11' 6" x 10' 8 maximum" (3.51m x 3.25m) Radiator, double glazed window, built-in floor to ceiling wardrobe cupboards.

**Bedroom Three** 14' 6" x 9' 3" (4.42m x 2.82m) Dual aspect double glazed windows, floor to ceiling built-in wardrobe cupboards, radiator.

**Bedroom Four** 11' 4" x 8' 11" (3.45m x 2.72m) Radiator, built-in floor to ceiling wardrobe cupboards, uPVC double glazed window.

**Family Bathroom** Inset bath and separate enclosed shower cubicle with folding glass and chrome screen with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, half-tiled walls, heated chrome towel rail, downlighting, extractor fan.

**Outside**

**Front Garden** Attractive front garden with flower and shrub borders and steps up the front door. To the side, there are several ornamental trees leading round to the driveway and garage.

**Rear Garden** Being south aspect with large stone paved terrace, shaped lawned area, electric awning, attractive flower and shrub borders, high degree of seclusion being screened by brick walling, rear access gate leading to:

**Parking** Tarmac paved driveway with parking for several vehicles leading to:

**Detached Garage** 20' 2" x 9' 11" (6.15m x 3.02m) Automatic metal up and over door, pull down ladder giving access to overhead boarded storage area, power, light, Ethernet and fibre cables

**Agents Note:** Solar Panels - Panels 4.2 KwP Potential 4777 kWh per year. 10 kWh Lifpo 4 battery

**Agents Note:** Ethernet and satellite cabled to most rooms

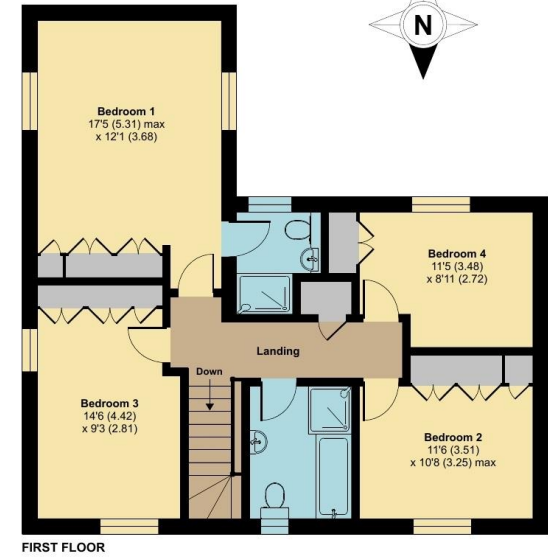
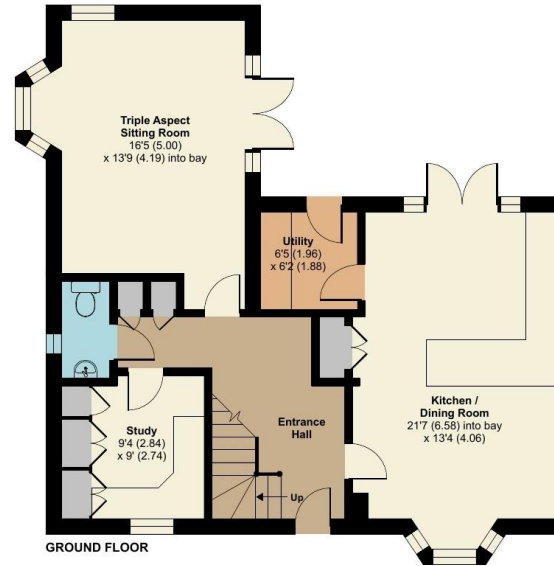
**EPC Rating:** Band A.





# John Ireland Way, Washington, Pulborough, RH20

Approximate Area = 1611 sq ft / 149.6 sq m  
 Garage = 202 sq ft / 18.8 sq m  
 Total = 1813 sq ft / 168.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fowlers Estate Agents. REF: 1218302



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoed

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

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