



38 Watermeadow Lane | Storrington | West Sussex | RH20 3GU

 **FOWLERS**
ESTATE AGENTS



38 Watermeadow Lane

Storrington | West Sussex | Storrington | RH20 3GU

£725,000

An immaculately presented four bedroom detached home occupying this select development adjoining open green space, within 3/4 mile of the village centre conveniently located close to amenities and access to countryside walks. Internally, accommodation extends to 1706sqft comprising: ground floor cloakroom, dual aspect sitting room, dining room, open plan kitchen/breakfast/family room, en-suite to main bedroom and bedroom two and family bathroom. Outside, there is driveway parking leading to an attached double garage, with south aspect rear garden with generous patio area.

- Immaculate Family Home
- Within ¾ mile of the village centre
- Four double Bedrooms
- Extending to 1706sqft
- Ground Floor Cloakroom
- Dual aspect Sitting Room
- Dining Room
- Superb triple aspect Kitchen/Breakfast/Family Room
- Integrated appliances
- Utility Room
- En-suites to Main and Bedroom 2
- Family Bathroom
- South aspect Gardens
- Double Garage
- Driveway Parking
- NHBC Guarantee

Entrance Part double glazed front door to:

Entrance Hall Oak flooring.

Ground Floor Cloakroom Push flow w.c., radiator, wall-mounted wash hand basin, part tiled walls.

Dual Aspect Sitting Room 23' 9" x 11' 11" (7.24m x 3.63m) Radiator, double glazed windows, feature coal effect fitted gas fire with stone surround and slate hearth, double glazed French doors leading to terrace and gardens.

Dining Room/Reception Room 12' 11" x 8' 10" (3.94m x 2.69m) Radiator, dual aspect double glazed windows.

Open Plan Kitchen/Breakfast/Family Room 21' 8" x 12' 11" (6.6m x 3.94m) Dual aspect room, extensive range of wall and base units with wood block working surfaces, one and half bowl stainless steel single drainer sink unit with swan neck mixer tap, integrated twin 'Bosch' fan assisted ovens and grill, inset five ring hob with extractor over, integrated fridge/freezer, integrated dishwasher, fitted peninsula breakfast bar with wood block surfaces, oak flooring, radiator, French doors leading to terrace.

Utility Room 9' 4" x 4' 3" (2.84m x 1.3m) Stainless steel one and a half bowl single drainer sink unit with space and plumbing for washing machine, radiator.

Stairs to:

First Floor Galleried Landing Radiator, shelved linen cupboard.

Main Bedroom 19' 10" x 13' 0" (6.05m x 3.96m) Dual aspect double glazed windows, radiator, built-in sliding mirrored wardrobe cupboards, door to:

En-Suite Shower Room Walk-in double shower with sliding glass and chrome screen with fitted independent shower unit, part tiled walls, wall-mounted wash hand basin, push flow w.c., part tiled walls, heated chrome towel rail, shaver point, mirror.

Bedroom Two 12' 6" x 11' 8" (3.81m x 3.56m) Radiator, double glazed window, door to:

En-Suite Shower Room Double shower with sliding glass and chrome screen with fitted independent shower unit, push flow w.c., wall-mounted wash hand basin, part tiled walls, heated chrome towel rail, tiled flooring.

Bedroom Three 11' 10" x 10' 5" (3.61m x 3.18m) Radiator, double glazed windows, sliding mirrored built-in wardrobe cupboards.

Bedroom Four 10' 2" x 8' 7" (3.1m x 2.62m) Radiator, double glazed windows.

Family Bathroom Panelled bath with folding glass and chrome screen with fitted independent shower unit, push flow w.c., wall-mounted wash hand basin, heated chrome towel rail, tiled flooring.

Outside

Parking Driveway parking leading to:

Detached Double Garage 18' 6" x 18' 1" (5.64m x 5.51m) Twin up and over doors, power and light.

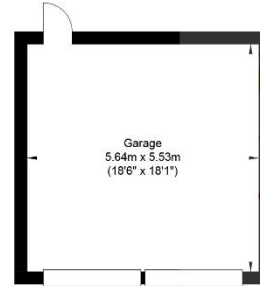
Rear Garden South aspect garden, large terrace, mainly laid to lawn, screened by fence panelling, greenhouse, double glazed door accessing double garage.

EPC Rating: Band B.

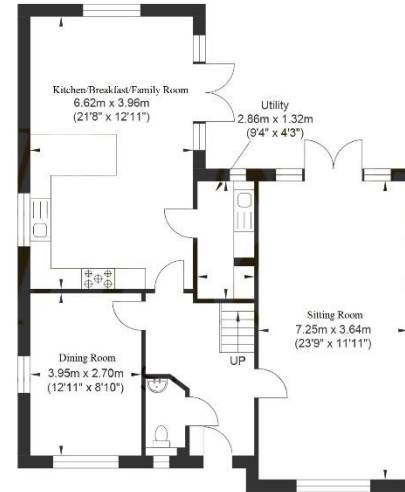




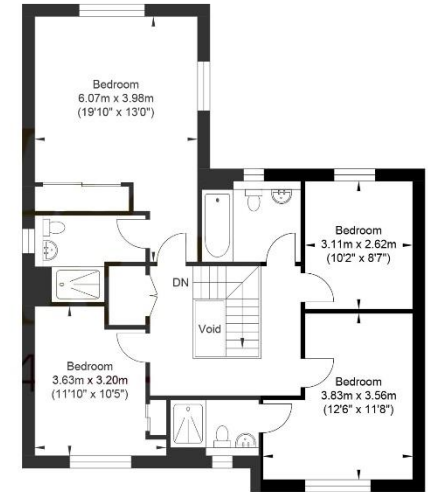
Watermeadow Lane



Ground Floor
Approximate Floor Area
335.72 sq ft
(31.19 sq m)



Ground Floor
Approximate Floor Area
853.03 sq ft
(79.25 sq m)



First Floor
Approximate Floor Area
853.03 sq ft
(79.25 sq m)

Approximate Gross Internal Area (Excluding Garage) = 158.50 sq m / 1706.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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



Managing Director:
Marcel Hoad

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

- Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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