

17 Darwell Drive, Stone Cross, BN24 5PG

Freehold

Guide Price  
£470,000 - £480,000



4 Bedroom 2 Reception 2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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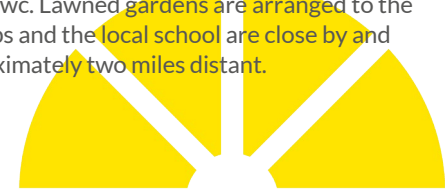


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\*\*\*GUIDE PRICE £470,000 - £480,000\*\*\*

Forming part of this exclusive close on the Hawthorn's McLean's built development in Stone Cross, this superb and incredibly spacious detached house has four double bedrooms and two generous receptions with engineered oak flooring throughout both. The kitchen/breakfast room is well appointed and has most appliances included and this is complimented by a useful utility room. Benefits include a cloakroom, integral garage and a sizeable en suite bathroom/wc and a family bathroom/wc. Lawned gardens are arranged to the front and rear whilst the driveway provides additional off street parking. Stone Cross Village shops and the local school are close by and there is easy access to Polegate town centre and the mainline railway station there which is approximately two miles distant.

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**Main Features**

- Detached House
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- En-Suite Bathroom/WC & Family Bathroom/WC
- Garden
- Garage & Driveway

**Entrance**  
 Entrance Hallway  
 Cloakroom  
 Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Frosted double glazed window.

**Sitting Room**  
 17'06 x 12'03 x 13'10 (5.33m x 3.73m x 4.22m)  
 Engineered oak flooring.

**Dining Room**  
 12'01 x 10'11 x 9'04 (3.68m x 3.33m x 2.84m)  
 Engineered oak flooring.

**Kitchen/Breakfast Room**  
 13'02 x 9'02 (4.01m x 2.79m)  
 Range of units comprising of bowl and a half sink bowl and mixer tap with inset drainer and Corian worktops with cupboards and drawers under. Inset five ring gas hob and eye level double oven and space for American style fridge freezer. Inset dishwasher and range of wall mounted units and extractor. Tiled flooring.

**Utility Room**  
 7'04 x 5'08 (2.24m x 1.73m)  
 Sink bowl with mixer tap with Corian worktops and cupboards under. Space and plumbing for washing machine and tumble dryer. Wall mounted units. Tiled flooring. Door to rear.

**Stairs from Ground to First Floor Landing**

**Master Bedroom**  
 16'03 x 12'02 (4.95m x 3.71m)  
 Radiator. Built in wardrobe. Double glazed window to front aspect with distant downland views.

**En-Suite Bathroom/WC**  
 Panelled bath with mixer tap. Pedestal wash hand basin with mixer tap set into vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

**Bedroom 2**  
 15'07 x 13'10 x 8'10 (4.75m x 4.22m x 2.69m)  
 Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

**Bedroom 3**  
 10'07 x 9'0 (3.23m x 2.74m)  
 Radiator. Built in wardrobe. Carpet. Double glazed window to rear.

**Bedroom 4**  
 10'07 x 6'11 (3.23m x 2.11m)  
 Radiator. Carpet. Double glazed window to rear aspect.

**Bathroom/WC**  
 Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Tiled flooring. Part tiled walls  
 Radiator. Frosted double glazed window.

**Outside**  
 There are lawned gardens to the front and rear.

**Parking**  
 A driveway to the front provides invaluable off street parking and leads to the integral garage.

**Garage**  
 Up and over door. Electric power. Light. Gas boiler.

EPC = D.