



32, Carpenters | Billingshurst | West Sussex | RH14 9RB





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£495,000

Situated in the highly sought after location of Carpenters, is this beautifully extended family home. The location is renowned for its excellent access to the High Street, local schools, leisure centre with the railway station just beyond. The good sized entrance porch leads through to a hall which gives access to a large dining room and the living room which runs the full length of the house and has double glazed patio doors leading to the rear garden. The kitchen is extensively fitted with modern units and there is also a large utility room. On the first floor the landing gives access to four bedrooms with the main bedroom having an en-suite shower room and there is also a family bathroom. There is a garage with drive and a beautiful, good sized rear garden being of a good size with substantial terrace, areas of lawn and well stocked flower and shrub borders.



Entrance Porch

Door to:

Hall

Staircase to first floor, radiator, door to:

Living Room

Double aspect room with a double glazed picture window overlooking the front and to the rear are double glazed sliding patio doors leading to the garden, fire surround with matching hearth, two radiators, understairs storage, door to:

Kitchen

The re-fitted kitchen is extensively fitted and comprises: worksurface with inset stainless steel sink unit with mixer tap having base cupboards under and breakfast bar to one end, further matching worksurface with inset four ring gas hob and fitted double oven under, base cupboards and drawers, range of matching eye-level units incorporating display shelving and extractor hood over hob, larder cupboard, additional broom cupboard, double glazed window overlooking garden, tiled floor, opening to:

Utility Room

Part double glazed door leading to the rear garden and additional double glazed window to side, radiator, worksurface with space and plumbing for tumble dryer, washing machine and fridge

beneath, eye-level cupboard, double cupboard for coats, space for tall fridge/freezer, tiled floor, door to:

Dining Room (also approached via Hall)

Double glazed window, radiator.

Landing

Two linen cupboards, access to roof space via pull down ladder. Most of the loft has been boarded with one end having a double glazed window. The loft also houses the gas fired boiler.

Main Bedroom

Double aspect room with double glazed windows, radiator, built-in wardrobe, door to:

En-suite

Tiled shower cubicle with mixer shower, vanity unit with inset wash hand basin with mixer tap having storage under, concealed cistern w.c., chrome heated towel rail, radiator, double glazed window.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator, almost full length fitted wardrobes.

Bedroom Four

Double glazed window, radiator.

Family Bathroom

Fully tiled walls and a white suite comprising: panelled bath with twin

hand grips, electric mixer shower over bath with retractable shower screen, pedestal wash hand basin with mixer tap, w.c., radiator, double glazed window.

Garage

Situated at the bottom of the garden is a detached concrete sectional garage with double opening doors and a drive to the front providing off the road parking.

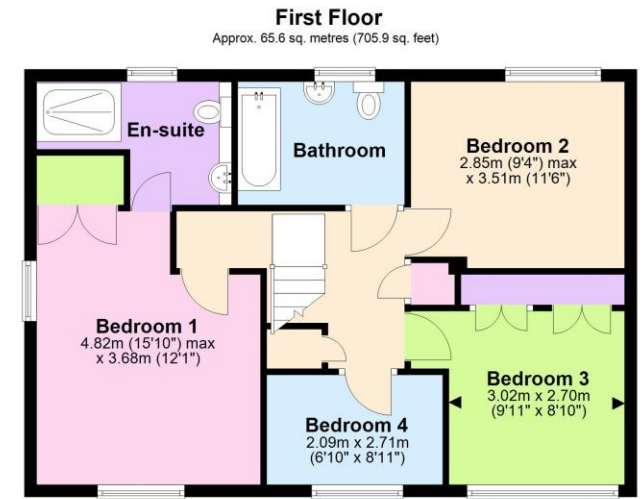
Front Garden

The front garden consists of a path leading to the front of the property with an area of lawn to either side with well stocked flower and shrub borders.

Rear Garden

The delightful rear garden consists of a full width wide path and patio adjacent the property with four steps leading to a raised large crazy paved terrace. There is a good sized area of lawn beyond with deep flower and shrub borders. Most of the garden is enclosed by close boarded timber garden fencing. There is an aluminium framed greenhouse and being slightly tucked away to one corner is a timber garden store with fitted bench, power and light.

EPC RATING= C
COUNCIL TAX= E



Total area: approx. 130.0 sq. metres (1399.8 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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