



38, Puttock Way | Billingshurst | West Sussex | RH14 9ZJ

 **FOWLERS**  
ESTATE AGENTS





## 38, Puttock Way

Billingshurst | West Sussex | RH14 9ZJ

**£465,000**

An immaculate three bedroom semi detached house built by Devine Homes. The beautifully presented house offers spacious accommodation with a wonderful, landscaped garden and large garage with 2 parking space to its front. On the ground floor there is a large open lounge/diner with bifold doors leading to the patio and garden. There is a cloakroom with a fitted vanity unit and the large kitchen is extensively fitted with silestone worktops and integrated appliances. On the first floor, there are 3 good sized bedrooms two of which have fitted wardrobes, a family bathroom and an ensuite to the main bedroom. Outside is a landscaped garden with the majority having a brick and pillared retaining wall and gate to the drive and garage. There is also a convenient door from the garden to the garage. The garage is a feature of the property being located at the bottom of the garden and has power and light. The drive in front of the garage gives parking for 2 cars with an area of lawn to the side that could enlarge the parking further. There is the remainder of the NHBC build warranty remaining.



### Entrance Canopy

Front door with double glazed inset leading to:

### Hall

Access to cloakroom, kitchen & lounge/diner and staircase to first floor.

### Cloakroom

Tiled floor, W.C. sink with mixer taps and vanity unit under, radiator.

### Lounge

Lovely light lounge with full width bifold doors leading to the patio and garden with sun awning over patio, two radiators and understairs storage cupboard.

### Kitchen

Tiled floor with under floor heating. Silestone work surfaces with inset one and a half stainless steel sink unit with mixer tap and having base cupboards under, further work surface with inset gas hob, further base cupboards and drawers, extractor hood over hob, integrated appliances - fridge/freezer, washer/dryer and dish washer, oven and combination microwave oven, radiator, concealed gas fired boiler.

### Landing

Radiator, access to roof space, airing cupboard housing pressurised hot water tank.

### Bedroom 1

Built in wardrobes, radiator, door to:

### Ensuite

Suite comprising w.c, shower cubical with mixer shower, sink with mixer tap and vanity unit under, double glazed window, shaver socket, extractor fan, heated towel rail, tiled floor.

### Bedroom 2

Fitted wardrobe, radiator.

### Bedroom 3

Radiator.

### Bathroom.

Panel bath with mixer tap, riser rail, shower attachment and glass shower screen, a hand basin with mixer taps and vanity unit under, w.c., heated towel rail, extractor fan, shaver socket, tiled floor.

### Wide Drive and Garage

Brick built garage with up and over door and pedestrian door for access from the garden. Plenty of power points and lighting, painted floor. To the front of the garage is a wide drive giving good parking for 2

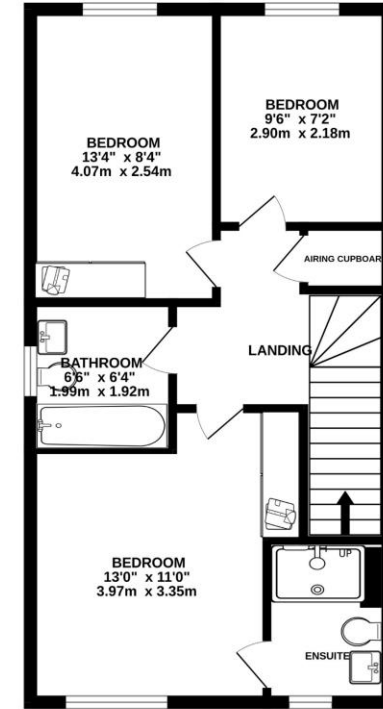
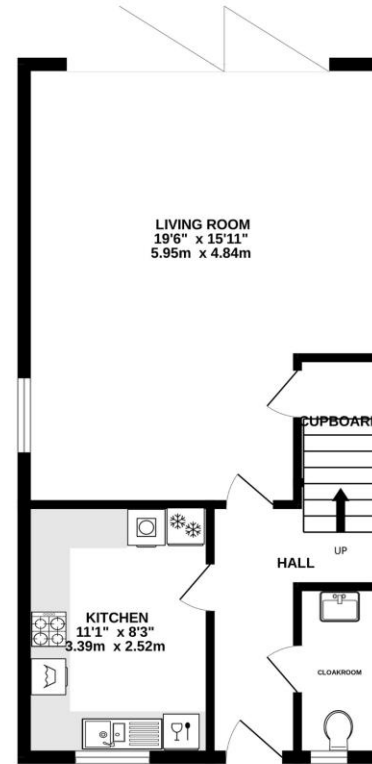
cars with an area of lawn to the side that could enlarge the parking.

### Landscaped Garden

Full width patio with retractable sun awning making a wonderful spot to relax and enjoy the landscaped garden and its planting. An area of lawn is beyond the patio with flower borders and a wide path to the left. Further flower beds and a path at the rear leading to a gate for access to the drive. Most of the garden is enclosed by an attractive brick retaining wall.

**EPC RATING=B**  
**COUNCIL TAX=E**  
**ESTATE CHARGE=tbc**





TOTAL FLOOR AREA: 973 sq. ft. (90.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*"We'll make you feel at home..."*

Managing Director:  
Marcel Hoad



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