



**Gundreda Road, Lewes**

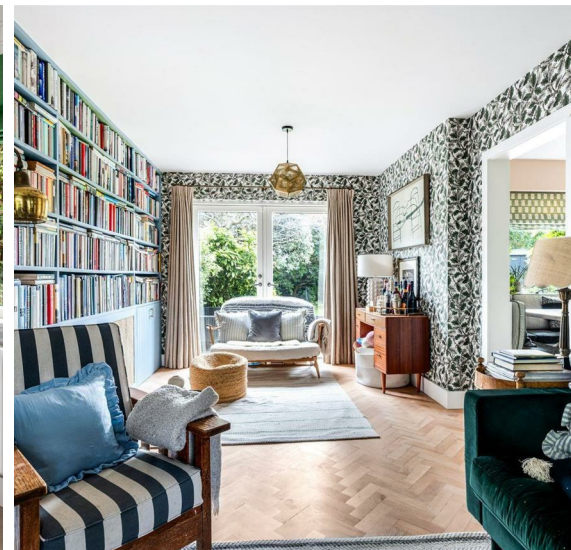
We are delighted to present this spacious 4 double bedroom detached family home in the much sought after Wallands area of Lewes. The current owners have extended and modernised the property to provide generous and tastefully designed and decorated living accommodation throughout.

Situated on the tree lined Gundreda Road, you have access to lovely walks on the South Downs nearby, whilst still being within a 20 minute walk of Lewes' town centre and mainline station offering direct services to Brighton (in 20 minutes) and London (just over an hour).

Wallands County Primary and Lewes Old Grammar Primary schools are both less than 5 minutes on foot, and there are further primary and secondary educational facilities nearby. The Universities of Sussex and Brighton are easily accessible by bus, rail, and road.

Within the South Downs National Park, the county town of Lewes offers an abundance of amenities and travel links combined with picturesque surrounding countryside. Lewes offers an excellent array of independent shops, three supermarkets, the independent Depot Cinema and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.







Internally the property has a spacious porch and entrance hall, large open plan Kitchen/Dining/Living room, double aspect sitting room, office, utility room and ground floor WC. On the first floor are three generous double bedrooms, one with large en-suite, and a family bathroom. The second floor has been converted to a master suite where the bedroom enjoys beautiful views towards the Downs.

Externally there is a driveway suitable for three cars enclosed by privacy hedging, and to the rear is a desirably south facing rear garden with paved patio area, lawn, and variety of small trees and plants.

Viewing is highly recommended to fully appreciate all that this superb property has to offer. Please contact our office today to arrange your appointment.

### Porch & Hallway

You enter the house into a pitched roof porch that opens to spacious hallway that runs the width of the property and has stairs ascending to the first floor. Past the ground floor WC you will find the office, and straight ahead are double pocket doors into the main Kitchen/Dining/Living room. The hallway also benefits from bespoke under stairs storage.

### Kitchen/Dining/Living Room

30'3" x 17'3"

The Kitchen/Dining/Living room enjoys views over, and access to, the rear garden. This space has been beautifully designed to provide a dining area with built in seating, a spacious kitchen with island, and a further sitting area/snug with floor to ceiling built in storage. The fitted kitchen offers an array of under counter storage drawers, a full size integrated fridge/freezer, integrated dishwasher and rangemaster cooker with double oven, grill, and five ring gas hob. A sliding door takes you to the sitting room and there is an adjoining utility room.

### Sitting Room

21'2" x 10'11"

The cosy sitting room has a double aspect with large windows to the front and double door to access the garden at the rear. There is hard wood flooring, a log burning stove, and an array of built in cupboards and shelves.

### Ground Floor WC

Tastefully decorated cloakroom with tiled floor, white low level WC, and compact basin with storage under.





#### Office

8'9" x 8'2"

Wood effect flooring, large window to the front and built in desk.

#### Utility Room

9'8" x 9'8"

Generous space which features a large butler style sink with storage under. There is space and plumbing for an undercounter washing machine and tumble dryer. There are also tall fitted cupboards that house the boiler and water tank and offer further storage spaces. There is wood effect flooring and a window to the side.

#### First Floor Landing

The spacious landing has two windows to the front, small seating area, doors to all principle rooms and a further staircase to the second floor master suite.

#### Bedroom

21'0" x 10'11"

An especially generous double bedroom with windows to both the front and rear.

#### Bedroom

14'1" x 10'8"

Double bedroom with window overlooking the rear garden, small walk in wardrobe and steps down to en-suite via sliding door.



#### En-Suite Bathroom

Tastefully designed with tiled walls and floor, bath tub with shower over, low level WC, wash hand basin with storage under and heated towel radiator. There are also privacy glazed windows to the front and rear.

#### Bedroom 4

11'11" x 9'10"

Double bedroom with window overlooking the rear garden.

#### Second Floor Master Bedroom

15'11" x 15'9"

Two Velux windows to the front and a large dormer at the back that bathes the room in natural light and enjoys views towards the South Downs beyond. The bedroom further benefits from built in wardrobes with hanging space, shelves and concealed drawers.

#### En-Suite Bathroom

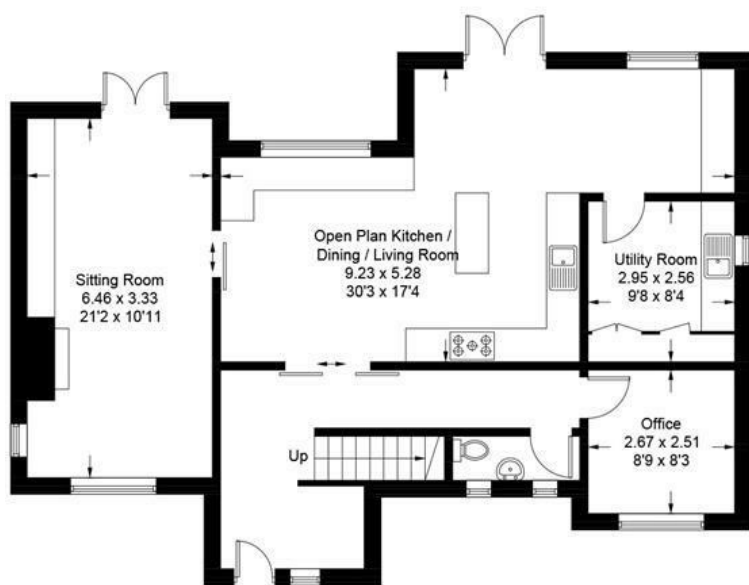
The generous en-suite bathroom has a tiled floor and walls, walk-in shower enclosure, built in bathtub, low level WC, and wash hand basin with storage under. There is also underfloor heating, a heated towel radiator and Velux window to the front.

#### Outside

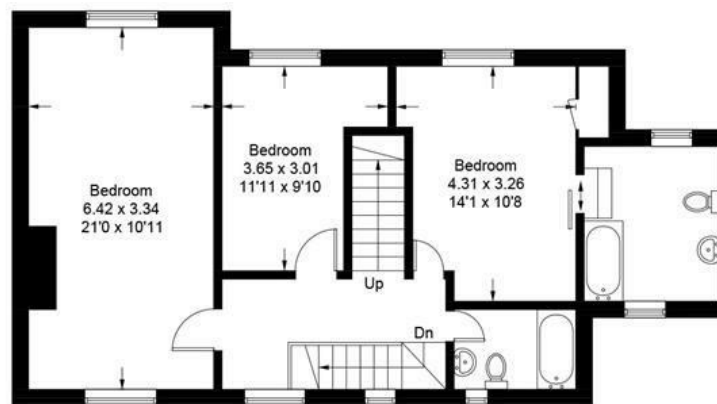
Sunny south facing garden with storage lean-to storage on one side of the property, and a secure gate and side access to the other. The garden is mostly laid to lawn with a patio area next to the house suitable for dining and entertaining. There is a selection of mature shrubs and small trees. To the front of the property there is driveway suitable for three cars enclosed by mature hedging.



draft



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 176.58 sq m / 1900.69 sq ft

Illustration for identification purposes only, measurements are approximate,  
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