



Kitchen



Kitchen – view 2



Dining Area



Sitting Room



Bedroom 1



Bedroom 2



Bedroom 3



En-Suite



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158 ILLET WAY, KILNWOOD VALE, FAYGATE **WEST SUSSEX RH12 0BL** **GUIDE PRICE £500,000 FREEHOLD**



Courtney Green are delighted to offer for sale this extremely high specification, three double bedroom ex-show home built by Crest Nicholson in 2020 to their ever-popular Chalgrove design and later improved by the current owners. Located in the most recent phase at Kilnwood Vale there are a wide range of local services, including a new primary school, excellent public transport links and easy access to the A264 with Gatwick less than 10 miles away. Although the development is very well connected, it will enjoy around 140 acres of open space once complete, with many areas available for residents to enjoy now. The property was originally designed to have four bedrooms, however two of the original bedrooms have been opened up to create one large principal suite with two further double bedrooms and family bathroom on the first floor. On the ground floor is a spacious living room with bay window, downstairs W.C, beautiful open plan kitchen / dining room with integrated Bosch appliances, bespoke island and French doors opening to the landscaped rear garden. There is driveway parking for three cars and a large single garage to the side. Viewings are strongly recommended to appreciate this property's finer details.

Ref: 21/5040/14/06



Double glazed **Front Door** opening to

Entrance Hall

With Amtico flooring, wall mounted radiator and doors to living room, kitchen and downstairs WC

Living Room 4.17m x 3.99m (13' 08" x 13' 01")

With front aspect double glazed bay window and wall mounted radiator beneath, multiple power points, telephone point and multimedia point with Sky Q compatibility.

Kitchen Area 2.57m x 4.42m (8' 05" x 14' 06")

The kitchen comprises a range of eye and base level cabinets finished in a matt grey door with complementing concrete effect worktop with upstands above, continuation of Amtico flooring, integrated appliances are Bosch A+ and include double oven, five burner gas hob with feature chimney hood above, dishwasher, washer/dryer and fridge freezer. There is a stainless-steel sink and drainer with chrome mixer tap above, LED downlighting, extractor fan and a versatile, freestanding bespoke island providing further worktop and cupboard space. French doors open to the rear garden.

Dining Area 3.86m x 3.38m (12' 08" x 11' 01")

With rear aspect double glazed window, wall mounted radiator, continuation of Amtico flooring, multiple power points and television point. Double doors open to the utility cupboard with shelving, media point, consumer unit and space for tumble dryer.

Downstairs WC

With low level Roca WC and concealed dual flush cistern, wall hung wash hand basin with chrome mixer tap, wall mounted radiator, Porcelanosa tiled walls, LED downlighting and extractor fan.

From the **Entrance Hall** stairs rise to the

First Floor Landing

With doors to the principal bedroom, bedroom two, bedroom three and family bathroom. A loft hatch provides access to the loft space which has been fully boarded using loft board stilts to retain insulation depth. There is an airing cupboard which also houses the Potterton gas fired boiler.

Principal Bedroom

Originally designed as two separate bedrooms the principal suite is of an impressive size with two front aspect double glazed windows making this room extremely open, bright and airy. There is a fitted triple wardrobe and a further double fitted wardrobe, both with mirrored sliding doors, two wall mounted radiators, multiple power points and a high-level media point for a wall mounted TV.

En-Suite Shower Room

With large walk-in shower, Porcelanosa wall tiles, Amtico flooring, chrome shower mixer with shower attachment, low-level Roca WC with concealed dual flush cistern, wall hung wash hand basin with chrome mixer tap above, frameless mirror, shaver point, wall mounted heated towel rail, LED downlighting and extractor fan.

Bedroom Two 3.07m x 3.38m (10' 01" x 11' 01")

With rear aspect double glazed window overlooking the garden, fitted double wardrobe with mirrored sliding doors, multiple power points and television point.

Bedroom Three 3.25m x 2.39m (10' 08" x 7' 10")

With rear aspect double glazed window overlooking the garden, wall mounted radiator, multiple power points and television point.

Family Bathroom

With Porcelanosa wall tiles, Amtico flooring, low level Roca WC, enclosed panel bath with chrome mixer taps, glass shower screen and shower head attachment, Roca wash hand basin with chrome mixer tap, chrome heated towel rail, shaver charging point, frameless mirror, extractor fan, LED downlighting.

OUTSIDE

To the front of the property, the front garden is mainly laid to lawn with established shrub borders and paved pathway leading to the front door, to the side of property is a block paved driveway providing parking for three cars.

Rear Garden

The landscaped rear garden is again mainly laid to lawn with well-established shrub orders and a paved patio adjoining the rear of the property. There is also a large timber shed and side access to the driveway.

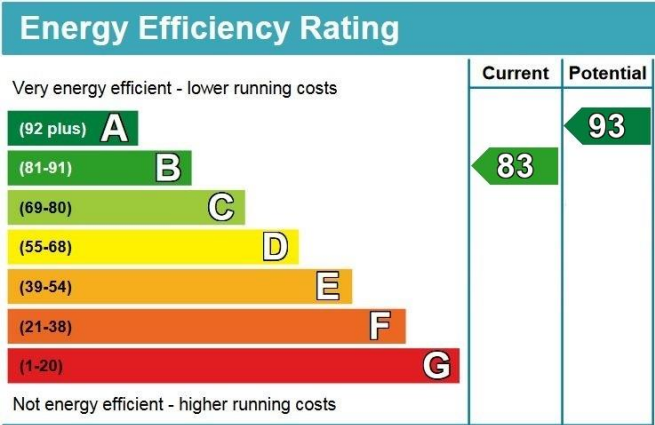
Garage

The large single garage has power and lighting with access provided by an up and over door.

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Family Bathroom



EPC

