



53 John Ireland Way | Washington | West Sussex | RH20 4EP

 **FOWLERS**  
ESTATE AGENTS



# 53 John Ireland Way

Washington | West Sussex | RH20 4EP

£825,000

A beautifully presented five bedroom detached home, uniquely situated on this select development overlooking woodland and National Trust land, constructed by David Wilson Homes circa 2016 and located just under 2 miles from the village centre. Internally, accommodation comprises: impressive reception hall, ground floor cloakroom, sitting room with French doors leading to garden, superb open plan kitchen/breakfast room with integrated appliances and French doors to terrace and gardens, utility room, dining room, study, galleried landing, en-suite to main bedroom and bedroom two and a family bathroom. Outside, there is extensive driveway parking for several vehicles leading to an attached double garage with a secluded south aspect garden and terrace.

- Substantial Family Home
- Overlooking Woodland & N.T. Land
- Five Bedrooms
- Impressive Reception Hall
- Ground Floor Cloakroom
- Sitting Room with French doors to garden
- Superb Open Plan Kitchen/Breakfast Room
- Integrated Appliances
- Utility Room
- Dining Room
- Study
- En-suite to Main Bedroom & Bed 2
- Family Bathroom
- Extensive Driveway Parking
- Delightful South Aspect Garden & Terrace
- Double Garage

**Entrance** uPVC double glazed front door to:

**Reception Hall** Built-in shelved cloaks cupboard, oak style flooring, wall-mounted controls for central heating.

**Ground Floor Cloakroom** Low level flush w.c., pedestal wash hand basin, radiator, tiled flooring.

**Sitting Room** 18' 3" x 15' 11" (5.56m x 4.85m) Two radiators, uPVC double glazed windows, French doors leading to terrace and gardens.

**Dining Room** 15' 5" into bay" x 10' 11" maximum" (4.7m x 3.33m) Radiator, uPVC double glazed window with outlook over gardens and woodland and National Trust land, walk-in storage cupboard.

**Study** 12' 0" maximum" x 9' 10" into bay" (3.66m x 3m) uPVC double glazed window bay, radiator.

**Superb Open Plan Kitchen/Breakfast Room** 23' 0" into bay" x 22' 8" maximum" (7.01m x 6.91m) Extensive range of wall and base units with central breakfast island, integrated appliances comprising: fan assisted electric oven and separate grill, built-in fridge/freezer, dishwasher, stainless single drainer sink unit, range of eye-level cupboards with downlighting, part tiled walls, tiled flooring, uPVC double glazed French doors leading to terrace and gardens, understairs storage cupboard, door to:

**Utility Room** Stainless steel single drainer sink unit with range of working surfaces, wall-mounted cupboard housing boiler, space and plumbing for washing machine and tumble dryer, radiator, tiled flooring, uPVC double glazed door to side access.

**Stairs to:**

**Impressive Galleried Landing** Double glazed door leading to balcony, radiator, built-in shelved linen cupboard with radiator, cupboard housing pressurised cylinder.

**Bedroom One** 14' 9" maximum" x 13' 11" into bay" (4.5m x 4.24m) uPVC double glazed window bay with delightful outlook over woodland and National Trust land, radiator, walk-in wardrobe area for floor to ceiling built-in wardrobe cupboards, leading to:

**En-Suite Bathroom** Panelled bath with large double shower with sliding glass and chrome screen with fitted independent shower unit, fully tiled walls, shaver point, inset vanity wash hand basin with toiletries cupboards under, low level push flow w.c., radiator, fully tiled walls.

**Bedroom Two** 15' 1" maximum" x 10' 5" maximum" (4.6m x 3.18m) Radiator, uPVC double glazed windows, built-in floor to ceiling wardrobe cupboards, door to:

**En-Suite Shower Room** Shower with sliding glass and chrome screen with fitted independent shower unit, pedestal wash hand basin, low level flush w.c., part tiled walls, extractor.

**Bedroom Three** 12' 6" maximum" x 10' 10" maximum" (3.81m x 3.3m) Radiator, uPVC double glazed windows, built-in mirrored wardrobe cupboards with built-in shelving.

**Bedroom Four** 11' 11" maximum" x 10' 0" maximum" (3.63m x 3.05m) uPVC double glazed windows, radiator.

**Bedroom Five** 11' 11" maximum" x 9' 11" maximum" (3.63m x 3.02m) Radiator, uPVC double glazed windows.

**Family Bathroom** uPVC double glazed window, bath with shower attachment, enclosed shower cubicle, low level push flow w.c., wash hand basin with toiletries cupboard under.

**Outside**

**Parking** Tarmac driveway with extensive parking for several vehicles, leading to:

**Attached Double Garage** 20' 5" x 17' 7" (6.22m x 5.36m) Up and over door, power and light.

**Rear Garden** South aspect offering a high degree of privacy, large stone terraced area with pergola, screened by fence panelling, raised vegetable plots, greenhouse, timber garden shed of 8' x 5', outside power supply, outside water tap.

**EPC Rating:** Band B.

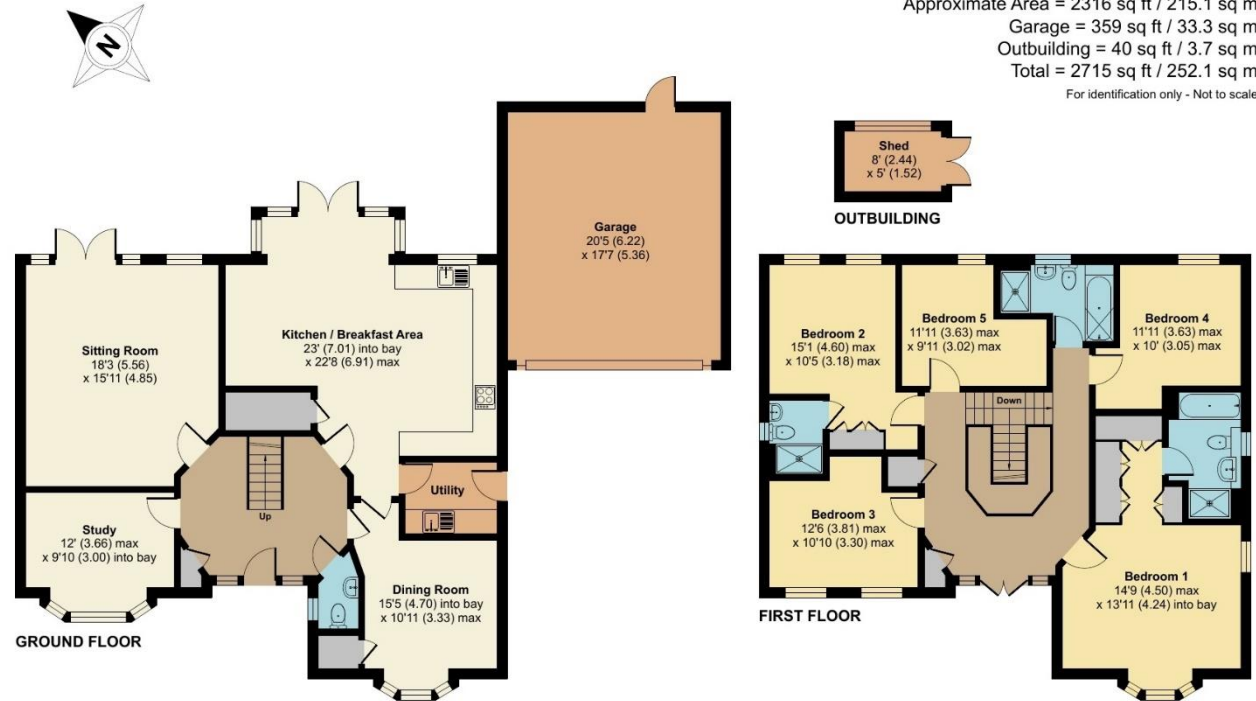




# John Ireland Way, Washington, Pulborough, RH20

Approximate Area = 2316 sq ft / 215.1 sq m  
 Garage = 359 sq ft / 33.3 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 2715 sq ft / 252.1 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2023. Produced for Fowlers Estate Agents. REF: 1023535



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



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