



Selamat | 3 Fox Dell | Storrington | West Sussex | RH20 4JY





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PRICE GUIDE £700,000- £725,000

An immaculately presented four bedroom family home occupying this highly regarded cul-de-sac. Accommodation comprises: open plan sitting room/dining room with oak flooring and feature cast iron wood burning stove, kitchen/breakfast area, family room/study, ground floor cloakroom, main bedroom with en-suite and family bathroom. Outside, there is extensive parking to the front leading to an attached single garage, south aspect rear garden with raised patio, offering a high degree of privacy.

- Detached Family Home
- Highly regarded Cul-de-sac Location
- Four Good Sized Bedrooms
- Extending to 1600 sqft
- Open Plan Sitting Room/Dining Room
- Kitchen/Breakfast Area
- Family Room/Study
- Ground Floor Cloakroom
- Double Glazed Windows
- En-suite to Main Bedroom
- Family Bathroom
- Gas Central Heating
- Secluded South Aspect Garden & Terrace
- Attached Garage
- Driveway Parking
- Viewing Recommended

Entrance Panelled wooden front door leading to:

Enclosed Entrance Porch Part glazed door through to:

Sitting Room 17' 8" x 16' 4" (5.38m x 4.98m) Feature cast iron wood burner with hearth and wooden mantel over, oak flooring, radiator, leaded light double glazed window bay, archway through to:

Dining Room 11' 9" x 9' 8" (3.58m x 2.95m) Covered radiator, oak flooring, sliding double glazed patio doors leading to terrace and garden.

Open Plan Kitchen/Breakfast Room 19' 7" x 9' 8" (5.97m x 2.95m) Re-fitted kitchen, inset enamel one and a half bowl single drainer sink unit with swan neck mixer tap, range of solid wood block working surfaces with drawers and cupboards under, space and plumbing for dishwasher and washing machine, space for Range cooker with extractor over, double glazed windows overlooking rear garden, wall-mounted dresser unit, radiator, door to:

Inner Lobby Door accessing rear garden and door accessing garage, leading to:

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin.

Family Room 16' 11" x 8' 0" (5.16m x 2.44m) Radiator, leaded light double glazed windows.

Stairs to:

First Floor Landing Access to loft space.

Main Bedroom 15' 1" x 14' 1" (4.6m x 4.29m) Radiator, leaded light double glazed window bay, door to:

En-Suite Shower Room Large walk-in shower with curved glass and chrome screen and fitted independent shower, heated towel rail, inset wash hand basin, low level flush w.c., fully tiled walls, extractor fan, shaver point.

Bedroom Two 11' 2" x 10' 8" (3.4m x 3.25m) Radiator, leaded light double glazed windows.

Bedroom Three 12' 9" x 8' 8" (3.89m x 2.64m) Radiator, leaded light double glazed windows.

Bedroom Four 9' 0" x 8' 4" (2.74m x 2.54m) Radiator, leaded light double glazed windows.

Family Bathroom Re-fitted bathroom with folding glass and chrome screen with fitted shower attachment, low level flush w.c., pedestal wash hand basin, fully tiled walls.

Outside

Front Garden Extensive gravelled parking area, screened by hedging, leading to:

Attached Single Garage 16' 11" x 9' 0" (5.16m x 2.74m) Up and over door, return inner door to inner lobby.

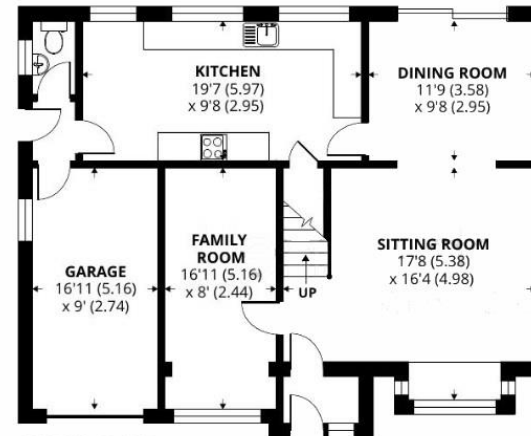
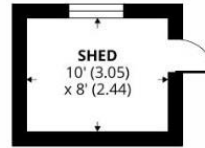
Rear Garden South aspect, offering a high degree of privacy, raised decked area, shaped lawned area, screened by fence panelling and hedging, timber garden shed, side access.

EPC Rating: Band C.





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Approximate Area = 1620 sq ft / 150.4 sq m (includes garage)
Shed = 80 sq ft / 7.4 sq m
Total = 1700 sq ft / 158 sq m
For identification only - Not to scale



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Marcel Hoed

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