

## £429,950



## Halfpenny House 6 Snapes Road | Storrington | RH20 3NU

An attractive three/four bedroom semi-detached home, having been extended and refurbished to a high standard by its current owners and located on this popular development within 3/4 of a mile of the village centre. Accommodation comprises: ground floor cloakroom, sitting room/dining room with feature fireplace, re-fitted open plan kitchen/breakfast room/conservatory, utility room and family bathroom. Outside, there is extension driveway parking for several vehicles and a feature south west garden and terrace.

01903 745844 storrington@fowlersonline.co.uk www.fowlersonline.co.uk Entrance Part double glazed front door to:

Entrance Hall Solid oak flooring with underfloor heating.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin, cupboard housing electric meters.

Family Room/Office/Bedroom Four 16' 3" x 8' 0" (4.95m x 2.44m) Radiator, double glazed windows, concealed spot lighting, built-in shelving with louvered storage cupboard.

Sitting Room/Dining Room 21' 6" x 10' 3" ( $6.55m \times 3.12m$ ) Solid oak flooring, feature cast iron coal effect fireplace with oak surround and black granite hearth, radiator, double glazed windows.

Open Plan Kitchen/Breakfast Room/Conservatory 15' 9" x 9' 6" (4.8m x 2.9m) Range of solid wood working surfaces with groove drainer, swan neck chrome mixer tap with Butler sink, built-in storage drawers with solid wood surfaces, recessed area for Aga, pull-out waste bin, French doors to terrace and gardens.

Utility Room 9' 9" x 8' 2" (2.97m x 2.49m) Range of floor to ceiling built-in storage cupboards with pull-out rack and built-in shelving, recessed area suitable for American style fridge/freezer, integrated washing machine, integrated dishwasher, wood block working surface, double glazed window.

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Stairs to:

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First Floor Landing Access to loft space.

Bedroom One 13' 5" x 8' 1" (4.09m x 2.46m) Range of built-in bedroom furniture with built-in wardrobes, radiator, double glazed sash window.

**Bedroom Two 10' 8" x 10' 3" (3.25m x 3.12m)** Range of built-in bedroom furniture with built-in wardrobes, radiator, double glazed sash window..

Bedroom Three 8' 1" x 7' 11" (2.46m x 2.41m) Range of built-in bedroom furniture with built-in wardrobes, radiator, double glazed window.

Bathroom Inset Jacuzzi bath with central taps and power jets, large walk-in double shower with overhead soaker and separate shower attachment, wash hand basin with monobloc tap, push flow w.c., heated chrome towel rail, tiled flooring with underfloor heating.

## Outside

Parking Off road parking area for several vehicles, outside EV charger, builtin storage cupboard with gas meter. Hot and cold water taps.

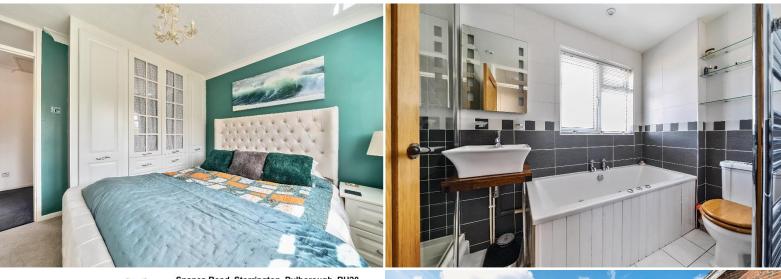
**Rear Garden** South aspect with large stone terrace, trellis archway leading to further section of garden with astro turf and rosary, outside power supply, timber summerhouse, screened by fence panelling, outside water tap, outside raised rear seating area and water feature. Side gate.

EPC Rating: Band C.





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Poor plan produced in accordance with RICS Property Measurement 2nd Edition,
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