



32, Blackthorn Avenue | Billingshurst | West Sussex | RH14 9GW





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OFFERS IN EXCESS OF **£655,000**

A 5 bedroom detached family home with an open outlook to the front having views over a green open space. The easy flowing and spacious house has been enhanced by the current owners who have brick paved the front creating additional parking and a seating area. The spacious accommodation is laid out over two floors approached via an entrance hall with an understairs storage cupboard and large cloakroom, separate study, dual aspect sitting room with deep bay window to one side and a woodburning stove, plus double doors opening to the kitchen/diner which runs across the rear of the house. There are double opening doors from the dining area to the patio and garden. The well fitted kitchen has integrated appliances, a door to the utility room and entrance hall. On the first floor there are 5 double bedrooms with the master bedroom and bedroom 2 benefiting from built-in double wardrobe cupboards and en-suite facilities. Also located on the first floor is the family bathroom.

OUTSIDE The property is set on a delightful corner plot with an open outlook to the front over a large, open green. The drive leads to the integral garage which has an up and over doors and doors opening to both the Utility Room and Rear Garden. The rear garden has a paved patio leading on to an expanse of lawn.



Hall.

Staircase to first floor with wooden balustrade, understairs cupboard, radiator.

Cloakroom.

WC, wash hand basin with tiled splash back and mirror over, radiator, tiled floor, extractor fan.

Lounge.

A double aspect room with deep bay having a woodburner to one side and large granite hearth, double glazed windows, double opening doors to kitchen/dining room.

Study.

Double aspect with double glazed windows, radiator.

Kitchen/Dining Room.

Running the full width of the property and comprising: -

Kitchen Area.

Extensively fitted and comprising of a work surface with inset sink unit with mixer tap having base cupboards and drawers under, integrated dishwasher, further matching work surface with 5 ring gas hob and stainless steel splash back, matching extractor hood, numerous base cupboards and drawers, cooker unit housing double oven with storage above and below, peninsular work surface with integrated fridge beneath, matching eye level units, radiator, double glazed window, tiled floor.

Dining Area.

Tiled floor, radiator, and recently installed double glazed French doors to garden.

Utility Room.

Work surface with inset sink unit having base cupboards under, space and plumbing for washing machine and tumble drier, space for large fridge/freezer, door giving access to garage.

Landing.

Having a galleried affect with ornate wooden balustrade over staircase, airing cupboard housing hot water tank, double glazed window, radiator, access to partially boarded roof space via pull down ladder.

Main Bedroom.

Fitted wardrobes, radiator, and double glazed window.

En Suite.

Large shower cubicle with mixer shower, wash hand basin and shaver point over, WC, tiled floor, heated towel rail, double glazed window, extractor fan.

Guest Suite.

Fitted wardrobes, radiator, double glazed window.

En Suite.

Large shower cubicle with mixer shower, wash hand basin, WC, heated towel rail, double glazed window, radiator.

Bedroom 3.

Double glazed window, radiator.

Bedroom 4.

Double glazed window, radiator.

Bedroom 5.

Double glazed window, radiator.

Family Bathroom.

Panel bath with hand held shower and fitted shower screen, wash hand basin with tiled splash back, shaver point, WC, tiled floor, heated towel rail, double glazed window, extractor fan.

Garage and Parking.

The garage is integral to the property with up and over door, power and light, gas fired boiler, door to rear garden, door to utility room. The vendors have block paved an area to the side of the drive to give extra parking.

Gardens.

Patio adjacent to the dining room with large area of lawn beyond and numerous flowers and shrubs. The garden is enclosed by close boarded fencing and there is a garden shed to one side.

**EPC RATING= B.
COUNCIL TAX= G.
ANNUAL ESTATE CHARGE
APPROX £250.00**



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



Managing Director:
Marcel Hoad

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