



65, Morris Drive | Billingshurst | West Sussex | RH14 9ST

 **FOWLERS**  
ESTATE AGENTS



## 65, Morris Drive

Billingshurst | West Sussex | RH14 9ST

£725,000

A substantial and rarely available five bedroomed family home located in the favourable area of Penfold Grange, nestled away from main roads. This beautifully designed property has a large entrance hall at the centre of the house with the reception rooms and cloakroom leading off from it. The well-equipped kitchen is large enough to accommodate a dining table and there is also a good sized utility with a door leading out onto the garden which has a good level of seclusion. Upstairs there are five generously sized bedrooms, en-suite to bedroom one and a family bathroom. Outside, the gardens are beautifully mature and there is a double garage with power, light and two electric roller doors. In front of the garage there is a driveway and parking for two cars.



A ramped path with metal railings leads to the front door which has two double glazed inserts, to:

#### **Entrance Hall**

Double fitted coat and shoe cupboards, radiator, turning staircase to first floor.

#### **Cloakroom**

Suite comprising: w.c., wash hand basin with cupboard under, hot and cold taps, radiator, extractor fan.

#### **Dining Room**

Aspect to the front, bay with double glazed windows, radiator.

#### **Study**

Double aspect with double glazed windows, radiator.

#### **Lounge**

Outlook over the rear garden with double glazed sliding patio doors leading onto patio and garden, radiator, ornamental fireplace.

#### **Kitchen/Breakfast Room**

Outlook over the rear garden. The kitchen comprising: worksurface with inset one and a half bowl single drainer stainless steel sink unit with integrated dishwasher, fridge/freezer, double oven, four ring gas hob with a number of eye-level cupboards along with base cupboards and drawers, radiator, door leading to:

#### **Utility Room**

Understairs storage cupboard, space for free-standing washing machine and free-standing tumble dryer, worksurface with single bowl and drainer, cupboard under and further eye-level cupboards, radiator, extractor fan and door leading to the rear garden.

#### **Landing**

Radiator, access to roof space, airing cupboard housing hot water tank.

#### **Main Bedroom**

Double glazed windows overlooking rear garden, fitted wardrobes, radiator, door leading into:

#### **En-suite**

Comprising: tiled shower cubicle with mixer tap, w.c., towel rail, wash hand basin with mixer tap and storage under, extractor fan, double glazed windows.

#### **Bedroom Two**

Fitted wardrobes, radiator, double glazed windows.

#### **Bedroom Three**

Radiator, double glazed windows.

#### **Bedroom Four**

Built-in cupboard radiator, double glazed windows.

#### **Bedroom Five**

Radiator, double glazed windows.

#### **Family Bathroom**

Suite comprising of panelled bath with mixer tap, riser rail, shower head and fitted shower screen, w.c., towel rail, hand wash basin, extractor.

#### **Outside**

#### **Double Garage and Parking**

Double garage with pitched roof, power and light, two electric roller doors. Driveway and parking for 2 cars.

#### **Rear Garden**

The secluded garden consists of a patio with path running along the side of the property taking you to the personal door of the double garage and then onto the rear gate, separate seating area and small pond. The lawned garden is enclosed via a close boarded fence to one side and wall to the other. Laid mainly to lawn it is surrounded by a number of mature plants and trees.

#### **Front Garden**

The front garden and rockery exhibit a number of beautifully mature plants and flowers.

**EPC RATING=D**  
**COUNCIL TAX=G**



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



Managing Director:  
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