



10, Newman Way | Billingshurst | West Sussex | RH14 9ZP

 **FOWLERS**
ESTATE AGENTS



10, Newman Way

Billingshurst | West Sussex | RH14 9ZP

£685,000
GUIDE PRICE

A good sized four bedroom detached family home on the edges of this sought after development built by Devine Homes. The property has a very pleasant view to the front, looking directly over ponds and open space with footpaths giving pleasant walks. The layout of the property is ideal for a family with the large reception hall having the living room and dining room on either side. To the rear of the hall is a magnificent kitchen/breakfast room with extensively fitted kitchen units including Silestone worktops and bi-fold doors leading out onto the patio. The patio is also accessed via the living room. The ground floor also has a cloakroom and utility room. The first floor galleried landing gives access to the four large bedrooms with bedroom one having an en-suite shower. All bedrooms have fitted wardrobes and there is a family bathroom. To the outside single garage with a brick paved drive providing parking for 2 cars and bin storage area with a rear gate leading to the rear garden which has a sunny southerly aspect, lawned areas, planting and a large patio area.



Entrance Canopy

Front door leading to:

Hall

Tiled floor, radiator, thermostat for ground floor heating control, staircase to first floor.

Cloakroom

Tiled floor, part tiled walls, suite comprising: concealed cistern w.c., wash hand basin with mixer tap and drawer under, extractor fan, spot lights, chrome heated towel rail.

Lounge

A double aspect room with a bay having double glazed windows and fitted plantation shutters. To the rear of this room are double opening double glazed doors with double glazed windows to either side leading to the patio, two radiators, coved ceiling.

Dining Room

Currently being used as a spacious home office this is a bright double aspect room, with a bay having double glazed windows and fitted plantation shutters, additional large double glazed picture window with matching plantation shutters, radiator, coved ceiling.

Kitchen/Family Room

Being at the heart of this property this impressive sized room has an extensively fitted kitchen with a large space for a substantial dining table and double glazed bi-fold doors opening onto the patio. The extensive kitchen comprises: Silestone worksurface with inset sink unit with mixer tap having base cupboards under, integrated dishwasher, further matching worksurface with inset five ring gas hob with glass splash back and glass stainless steel extractor hood, cooker unit with 'Siemens' oven and combination microwave with storage above and below, integrated fridge/freezer along with an additional built in fridge, matching peninsula worksurface with base cupboards

under, also incorporating breakfast bar, eye-level units, tiled floor, two double glazed windows with fitted Roman blinds, understairs cupboard, numerous spot lights, coved ceiling.

Utility Room

Silestone worksurface with inset sink unit with mixer tap having base cupboard under, space and plumbing for washing machine and tumble dryer, tall larder cupboard, eye-level units, concealed gas fired boiler, tiled floor, extractor fan, spotlights, radiator, double glazed window with fitted Roman blind.

Landing

Galleried landing with balustrade over stairwell, access to roof space, two radiators, double glazed window.

Bedroom One

Fitted double wardrobe with mirror fronted sliding doors, airing cupboard housing pressurised hot water tank, radiator, double glazed window, coved ceiling, thermostat to control heating to first floor.

En-suite Shower

Large step-in shower cubicle with tiled walls and mixer shower with large drench head, wash hand basin with mixer tap having storage under, concealed cistern w.c., light/shaver point, tiled floor, chrome heated towel rail, double glazed window, extractor fan, spot lights.

Bedroom Two

Double aspect with double glazed windows, coved ceiling, double fitted wardrobe with mirror fronted doors, radiator.

Bedroom Three

Double glazed windows, fitted double wardrobe with mirror fronted sliding doors, coved ceiling, radiator.

Bedroom Four

Double glazed windows, fitted double wardrobe with mirror fronted sliding doors, coved ceiling, radiator.

Family Bathroom

Panelled bath with mixer tap and shower attachment and fitted shower screen, wash hand basin with mixer tap and storage cupboard under, concealed cistern w.c., light/shaver point, tiled floor, chrome heated towel rail, extractor fan, spot lights.

Outside

Garage and Drive

Situated at the rear of the property is a good sized brick paved drive providing off the road parking for two vehicles and this in turn leads to:

Garage

Of brick construction with a pitched and tiled roof, up and over garage door, power and light. There is a visitors parking bay nearby providing parking for several cars.

Rear Garden

The southerly facing rear garden consists of a large patio adjacent the living room and kitchen/family room, this patio continues along with a wide path along the side of the property to a lawn further seating area. The remainder of the garden consists of an area of lawn and planting. The garden is enclosed by close boarded timber garden fencing and brick walling, proving an excellent degree of seclusion. There are steps leading to the rear gate.

EPC RATING=B
COUNCIL TAX=G
ANNUAL SERVICE
CHARGE=£457.60



Newman Way, RH14

Approximate Gross Internal Area = 148 sq m / 1598 sq ft
 Approximate Garage Internal Area = 18 sq m / 199 sq ft
 Approximate Total Internal Area = 166 sq m / 1797 sq ft



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