



3, Groomsland Drive | Billingshurst | West Sussex | RH14 9HA





3, Groomsland Drive

Billingshurst | West Sussex | RH14 9HA

£425,000

A spacious three bedroom semi-detached family house which has been extended to the rear on both the ground and first floor, plus whilst under the care of the current owners has been reroofed, had new heating system and a garden office installed. The hall leads through to a good sized living room which leads to a wonderful kitchen/dining room that forms part of the extension and runs the full width of the house. The kitchen has been fully refitted with several integrated appliances. A door leads to a utility/boot room which gives access to the garden. There are three bedrooms with the main bedroom being extended from the original design. The bathroom has a modern suite. To the outside is a wide drive at the front providing parking for several vehicles and the large rear garden has a large terrace, seating area and good sized area of lawn, a large shed and garden office. The property has gas fired heating with a boiler approximately three years old and there is double glazing.

Located in a pleasant residential close with an open green to the end that occasionally is used by residents for street parties and other community events, making for a lovely neighbourly feel. The schools are an off road walk away as is the leisure centre and train station. The village High Street is also very accessible.



Hall

Radiator, turning staircase to first floor.

Living Room

Two radiators, double glazed windows, door to:

Kitchen/Dining Room

Being extended to the rear of the property making a large open plan family space with a clearly defined dining area, radiator, recessed larder, boiler cupboard and further downstairs cupboard, Outlook over garden.

Kitchen Area

Work surface with enamel sink unit with mixer tap and cupboards under, space and plumbing for dish washer, further work surfaces with cupboards and drawers under, integrated gas hob, oven unit housing double oven with storage above and below, eye level units, extractor hood over hob.

Rear Lobby/Utility Room

Space and plumbing for washing machine, two double glazed windows, radiator, part double glazed door leading to outside, radiator.

Landing

Access to roof space.

Bedroom One

Extended from the original property to make a good sized bedroom with an outlook over the rear garden, double glazed window, radiator, several fitted wardrobes and storage cupboards, tiled shower cubicle (disconnected).

Bedroom Two

Recessed wardrobes with storage cupboards above, radiator, double glazed window.

Bedroom Three

Radiator, fitted wardrobes with storage above, bay with display sill and double glazed windows, display shelving.

Bathroom

White suite comprising: panelled bath with twin hand grips, mixer tap, electric shower over bath with shower screen, pedestal wash hand basin with w.c., heated towel rail, double glazed window.

Outside and Parking

The front of the property is a drive providing off the road parking for several vehicles and there is side access leading to:

Rear Garden

A path runs along the rear of the property, and it leads to a central crazy paved path passing a crazy paved patio area on the left hand side. The garden then continues past two areas of lawn with flower beds. Towards the rear boundary is a further crazy paved terrace and a large garden shed and oak tree.

Garden Office

Double glazed, insulated and has lighting and electric.

EPC RATING=C.
COUNCIL TAX= C.



Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 90.4 sq. metres (973.0 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.



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



Managing Director:
Marcel Hoed

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.