



**MANSELL
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16 Larkspur Drive, Burgess Hill, West Sussex RH15 0UL

£465,000 Freehold



16 Larkspur Drive

A very good size 3 double bedroom modern detached house with the benefit of a conservatory extension and a garage conversion to create a useful home office/gym etc. The property is positioned towards the beginning of the Ote Hall Park Development built in 2012 by Bloor Homes. Wivelsfield Station, a parade of shops and Manor Field School are all within 0.5 of a mile.

N.B: The photos are from 2020 before the property was tenanted.

- Entrance Hall & Cloakroom
- Kitchen/Dining Room
- Living Room
- Conservatory
- Master Bedroom & Ensuite
- 2 Further Bedrooms & Bathroom
- Long Private Driveway & Rear Garden
- Home Office/Gym
- N.B Yearly maintenance charge for the road and upkeep etc £232
- Council Tax Band E & EPC Rating B



16 Larkspur Drive

The accommodation includes an entrance hall with stairs to the first floor and a cloakroom/wc with storage cupboard leading off it. The kitchen/dining room is dual aspect and spans the length of the house, fitted with white cupboards complimented by granite worksurfaces. Integrated appliances include an oven, hob and dishwasher.

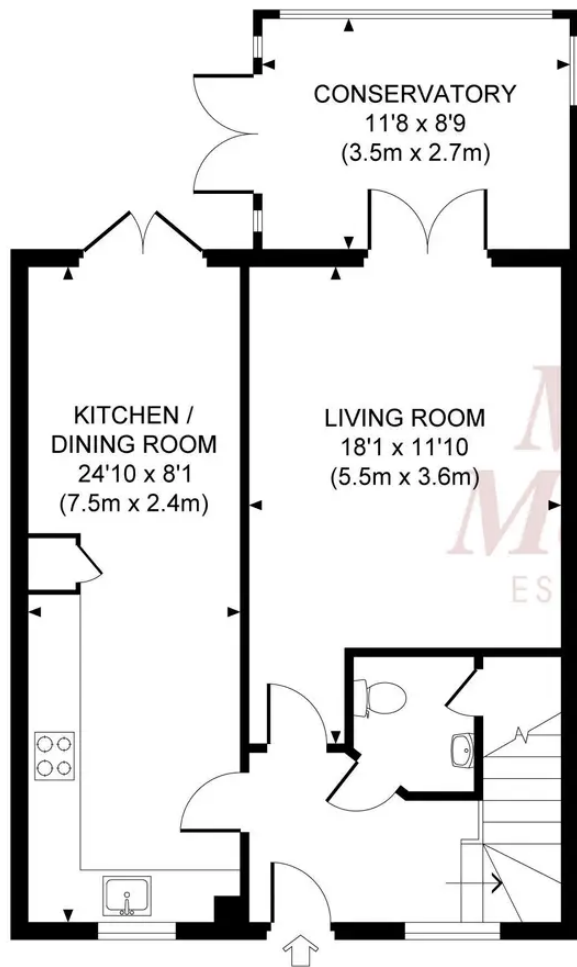
The good size living room opens to the double glazed conservatory with double doors to the rear garden and a radiator enabling year round use.

The master bedroom features built in wardrobes and an ensuite shower room fitted with a white suite. There are 2 further double bedrooms and a bathroom fitted with a white suite.

Outside a long private driveway leads to a useful home office/gym (formerly the garage), which is fully plastered with recessed spotlights and double glazed windows/doors. A side gate opens to the east facing 30' deep x 35' wide rear garden. A full width patio abuts the house with a retaining wall with steps to an area of lawn and 2nd timber decked patio with bench seating. Timber shed. Outside tap. The whole is mainly enclosed by brick walls.

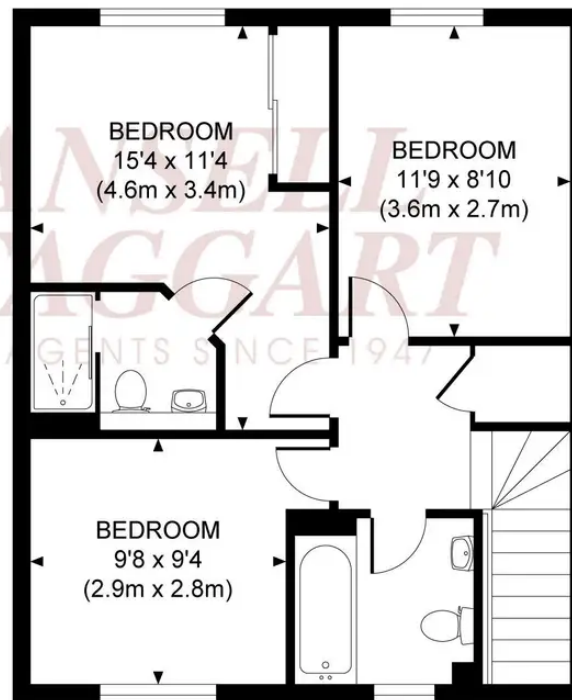
Benefits include gas fired central heating (the combination boiler is located in the linen cupboard) and uPVC framed double glazed windows.



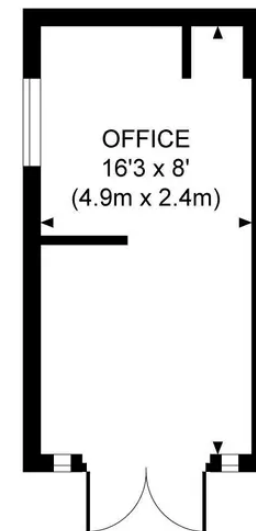


GROUND FLOOR

Approximate Gross Internal Area
1110 sq ft / 103.2 sq m
Approximate Gross Internal Area Outbuildings
129 sq ft / 12.0 sq m



FIRST FLOOR



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