



**MANSELL
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34 Folders Lane, Burgess Hill RH15 0DR
£1,100,000 Freehold

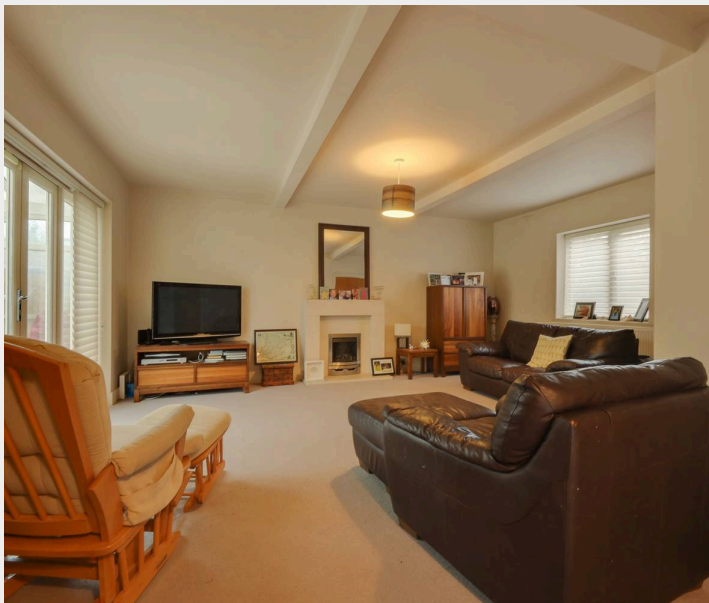


34 Folders Lane

A 4 bedroom detached house originally built in 1935 having been extended and completely re-styled to a contemporary design. The property is built of brick with whitewashed rendered elevations mixed with timber upper elevations beneath a slate tiled roof. The whole design is a modern elegant look making use of picture windows and balconies to the front and rear elevations.

No 34 stands at the beginning of a small close with only 3 other detached executive homes known as Guild Place. Situated on the favoured eastern side of town within walking distance of the mainline railway station, Burgess Hill School for Girls and Birchwood Grove Primary School. The town centre is 0.7 mile away.

- Enclosed Porch & Cloakroom
- Reception/Dining Room
- Kitchen/Breakfast Room & Utility Room
- Family Room
- Living Room & Conservatory
- Part Galleried Landing
- Master Bedroom with Balcony & Ensuite
- Guest Bedroom & Ensuite
- 2 Further Double Bedrooms & Family Bathroom
- Driveway, Double Garage & South Facing Rear Garden
- Council Tax Band G & EPC Rating TBC



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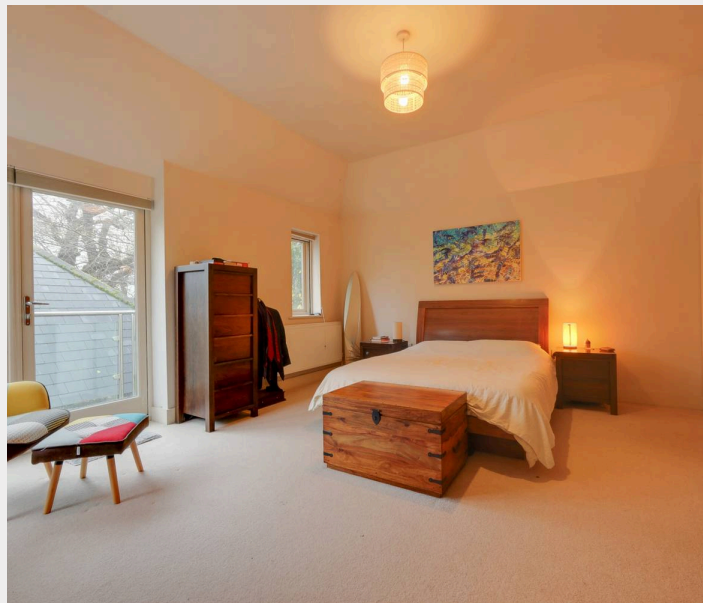
The accommodation includes an enclosed entrance porch opening onto the reception/dining room with double doors to the south facing rear garden. There is a cloakroom, family room and a living room with contemporary style gas fireplace and double doors to the conservatory.

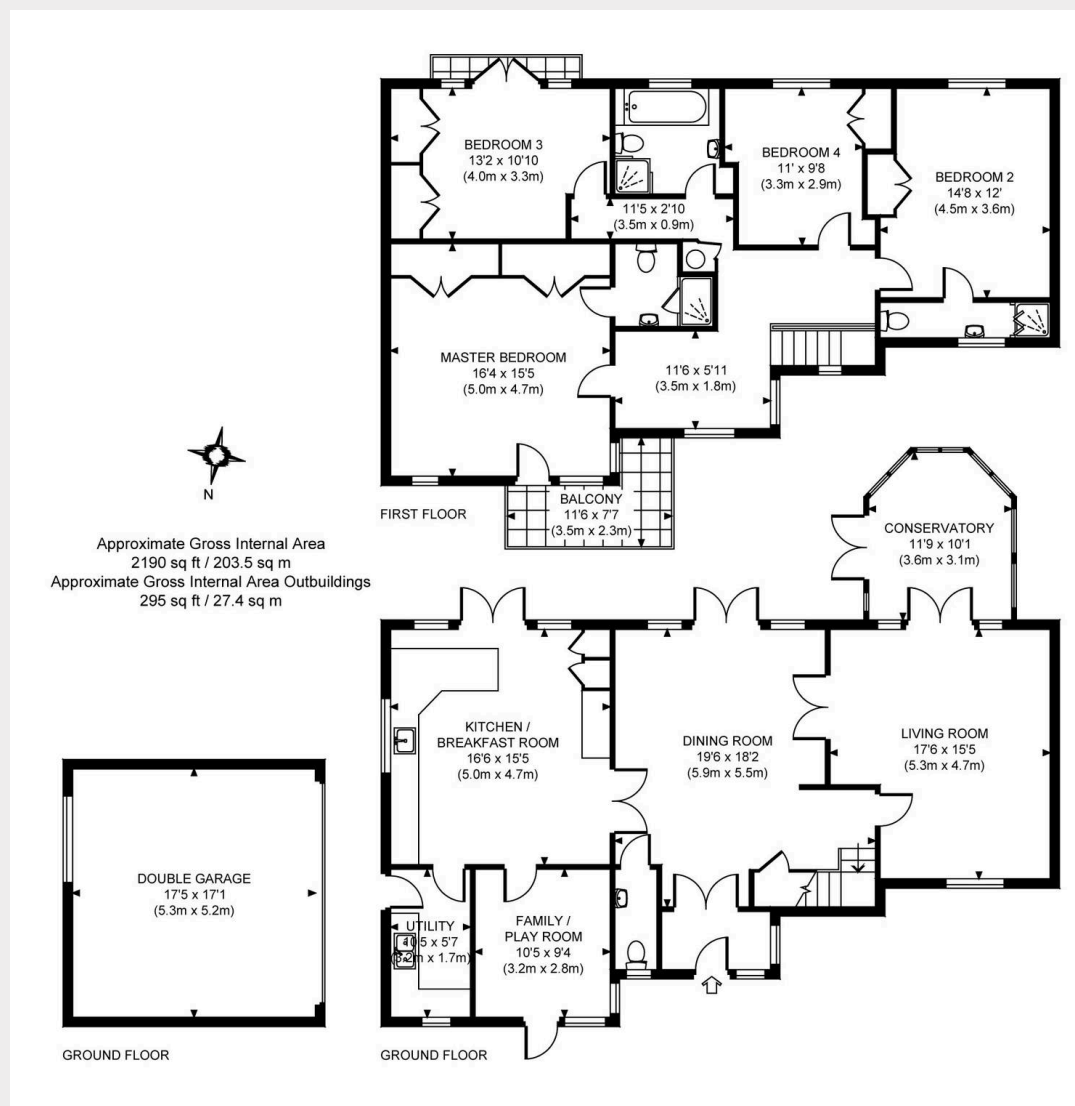
The beautifully fitted kitchen/breakfast room is dual aspect with casement doors to the rear garden. Fitted with a range of floor and eye level cupboards, complimented by granite and Silestone work surfaces with integrated 'Neff' cooking appliances, a fridge/freezer and dishwasher. A utility room has a door to the side with sink and space for appliances.

On the first floor there is a large part galleried landing with bay picture window and 4 double bedrooms all with wardrobes leading off it. The master bedroom features a balcony and ensuite shower room and bedroom 2 also has an ensuite shower room. The family bath/shower room is fitted in white with a bath and separate shower cubicle.

Outside, the private driveway provides parking for numerous vehicles leading to a detached double garage. There is side access to the south facing 47' x 55' wide rear garden, laid to patio and lawn, with plant and shrub borders enclosed by panelled fencing and mature hedging.

Benefits include gas fired central heating (the Alpha boiler is located in the utility room) and double glazed windows.





Mansell McTaggart Burgess Hill

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