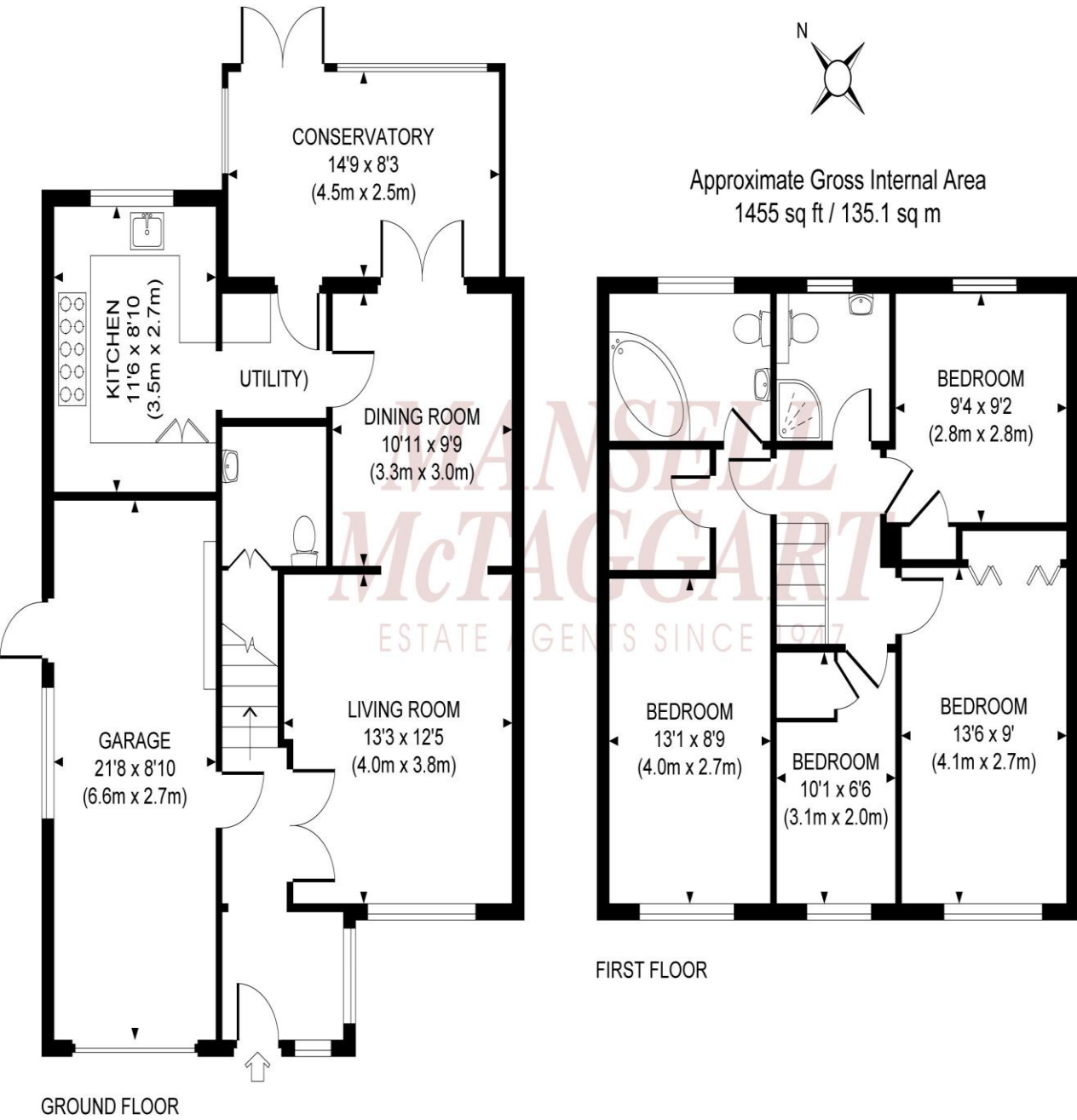


the floorplan...



A substantially extended 4 bedroom semi detached house situated on the ever popular Folders Lane development.

£450,000
Freehold

1 Wheelwright Lane, Burgess Hill,
West Sussex RH15 0QS



more details from...

call: Burgess Hill office: **01444 235665**
email: bh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
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Trusted since 1947

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in brief...

- Entrance Hall
- Living Room
- Dining Room
- Conservatory/ Dining Room
- Utility Area
- Cloakroom/ WC
- Kitchen
- Master Bedroom with Dressing Room & Ensuite
- 3 Further Bedrooms
- Shower Room
- Private Driveway & Garage
- Landscaped Rear Garden
- Council Tax Band D & EPC Rating D



A 4 bedroom semi detached house substantially extended via a 2 storey side extension as well as quality conservatory.



in more detail...

A well presented and much improved 4 bedroom semi detached house with the benefit of a 2 storey side extension added in 2000. The property was built by Wimpey Homes in 1979 and our vendors have been in residence since 1986. Situated on the ever popular Folders Lane development within 0.4 mile of Birchwood Grove Primary school. The town centre and in the opposite direction Ditchling Common are both easily accessible via pedestrian pathways.

The accommodation includes an open plan porch which opens to the hallway with a door to the garage. The living room faces the front with a square archway to the dining room. A particular feature is the large conservatory, used as a dining room and built of brick with hardwood double glazed windows and underfloor heating enabling year round use. N.B There is underfloor heating throughout. There is also access to a utility area with plumbing for a washing machine and a cloakroom/ WC leading off it. The kitchen has been refitted with a range of handmade cupboards complimented by a Smeg range style electric oven with gas rings and a griddle over. On the first floor the master bedroom benefits from a walk in wardrobe and an ensuite bathroom fitted with a large corner jacuzzi bath. There are 3 further bedrooms all with built in wardrobes and a family shower room.

Outside, a private pebble stone driveway provides parking for 2 cars with a side gate to the north facing 32' max x 30' rear garden. The garden has been beautifully planted and arranged incorporating decking and raised brick borders filled with shrubs and plants, interspersed by pathways. Outside tap, power and lights. Rear gate.



the location...

Burgess Hill is surrounded by picturesque countryside and historic landmarks; offering plenty of local amenities; with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants; there is a local cinema, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained.

Well Connected: There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and it is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or north to Pease Pottage to pick up the M23 for the M25.

Schools: Birchwood Grove Primary School 0.3 mile. The Burgess Hill Academy 1.5 miles.

Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 15 minutes) 0.8 mile via a pedestrian footpath to Silverdale Road.

worth bearing in mind...

Situated in this sought after residential road within walking distance of the town centre, Birchwood Grove school and Ditchling Common.