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12 Curf Way, Burgess Hill, West Sussex, RH15 0GE

£460,000



## 12 Curf Way

Burgess Hill,

A spacious 4 bedroom link detached house with a south facing rear garden, long driveway to garage, requiring some level of modernisation . The property was built by Croudace Homes in 2002, situated in this popular residential area within walking distance of shops, schools and Wivelsfield mainline station. Burgess Hill town centre is 1.2 miles away.

The accommodation includes an entrance hall with a cloakroom, a living room which overlooks the front of the house, a useful understairs storage cupboard, electric fire, and glazed double doors to an inner hall with access to the first floor and opening to the spacious double aspect kitchen/dining room. The kitchen is comprehensively fitted with cupboards and drawers, integrated electric oven and gas hob, fridge freezer, door to covered driveway and double casement doors to rear garden.

Stairs lead to a generous landing area with linen cupboard, hatch with pull down ladder to the partly boarded loft space. The double-aspect master bedroom runs the full length of the house having built in double wardrobes and an ensuite shower room. There are 3 further bedrooms (2 having built in cupboards and laminate flooring) and a family bathroom with a white suite.



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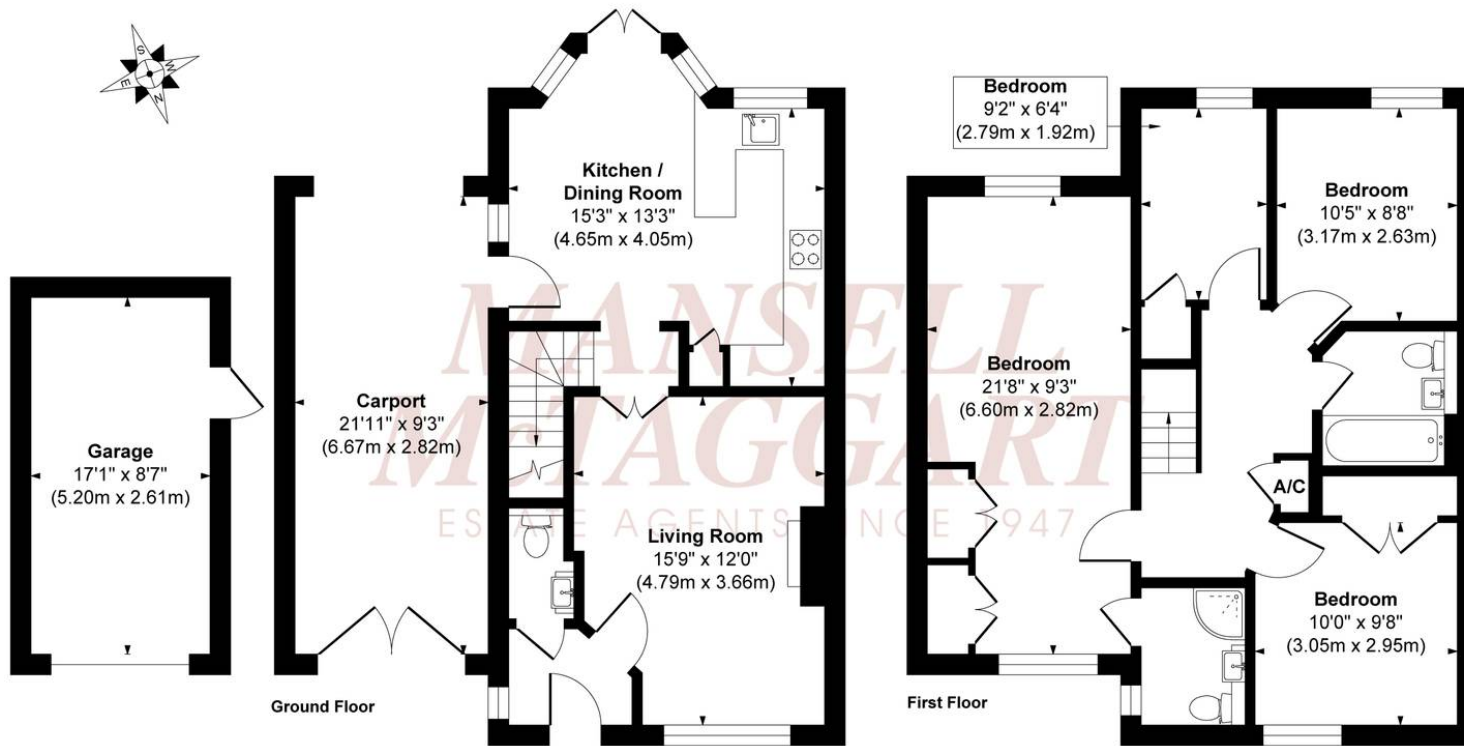
Burgess Hill,

Outside, a private driveway leads to the single garage with power, light and useful roof storage space and a personal door to the rear garden. A side gate leads to the 45' x 20' south facing rear garden with paved patio adjoining the house, lawn area leading to a decked sitting area to rear with pergola, timber shed and outside tap.

Benefits include gas fired central heating (the boiler located in the kitchen), and uPVC framed double glazed windows.

- Cloakroom
- Living Room
- Kitchen/Dining Room
- Master Bedroom & Ensuite Shower Room
- 3 Further Bedrooms & Family Bathroom
- Driveway & Garage
- Rear Garden
- Council Tax Band D & EPC Rating





**Approx. Gross Internal Floor Area 1501 sq. ft / 139.55 sq. m (Including Garage)**

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

## Mansell McTaggart Burgess Hill

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