





A stunning and impressively spacious 4-BEDROOM DETACHED FAMILY HOME situated in a prominent position within a HIGHLY SOUGHT AFTER CUL-DE-SAC on the popular northern fringes of the village being conveniently situated for the local highly regarded schools, village centre and with easy road access into nearby Haywards Heath and its railway station.

Built by the highly regarded builder Martin Grant Homes in 2016 to one of their LARGEST DESIGNS, the property is finished to a particularly HIGH STANDARD AND SPECIFICATION with an abundance of accommodation on offer whilst enjoying generous room sizes throughout, ideal for the larger family. Additionally, the property has had a number of internal upgrades including a beautiful open fireplace in the living room and side extension off the kitchen to create a handy utility room.

The versatile living accommodation briefly comprises: a large RECEPTION HALL; CLOAKROOM/WC; a STUDY/PLAYROOM with a range of high quality fitted shelving/units, an impressive and bright through LIVING ROOM with patio doors opening onto the rear garden and beautiful feature open fireplace. The KITCHEN/DINING ROOM is again impressively spacious and fitted with an extensive range of cabinetry with built-in appliances to include 'Miele' double oven, induction hob, fridge, freezer, washing machine and dishwasher along with a stunning central breakfast bar and space for a large dining table, patio doors to rear garden and a newly added handy UTILITY ROOM to the side.



To the FIRST FLOOR is a large landing giving access to

To the FIRST FLOOR is a large landing giving access to a MASTER SUITE with EN-SUITE SHOWER ROOM; 3 FURTHER DOUBLE BEDROOMS (BEDROOM 2 also enjoying an EN-SUITE SHOWER ROOM) and a good size luxuriously fitted FAMILY BATHROOM.

Benefits include gas-fired central heating to radiators, uPVC double glazed windows throughout, security alarm system, 1 year build guarantee remaining, landscaped gardens and a lovely view to front aspect.

Estate Service Charges - £600 pa paid to Arbor Walk (Cuckfield) Management Co (self run estate).

OUTSIDE: a private side driveway gives PARKING FOR TWO VEHICLES as well as PARKING FOR A FURTHER VEHICLE behind the property in front of the DETACHED SINGLE GARAGE. A side access gate leads to the rear garden having been beautifully landscaped with well-stocked plant borders; large PATIO AREA and a well-tended lawn, all providing ample space for outside dining and entertaining. All fully enclosed and offering a high degree of privacy and seclusion.

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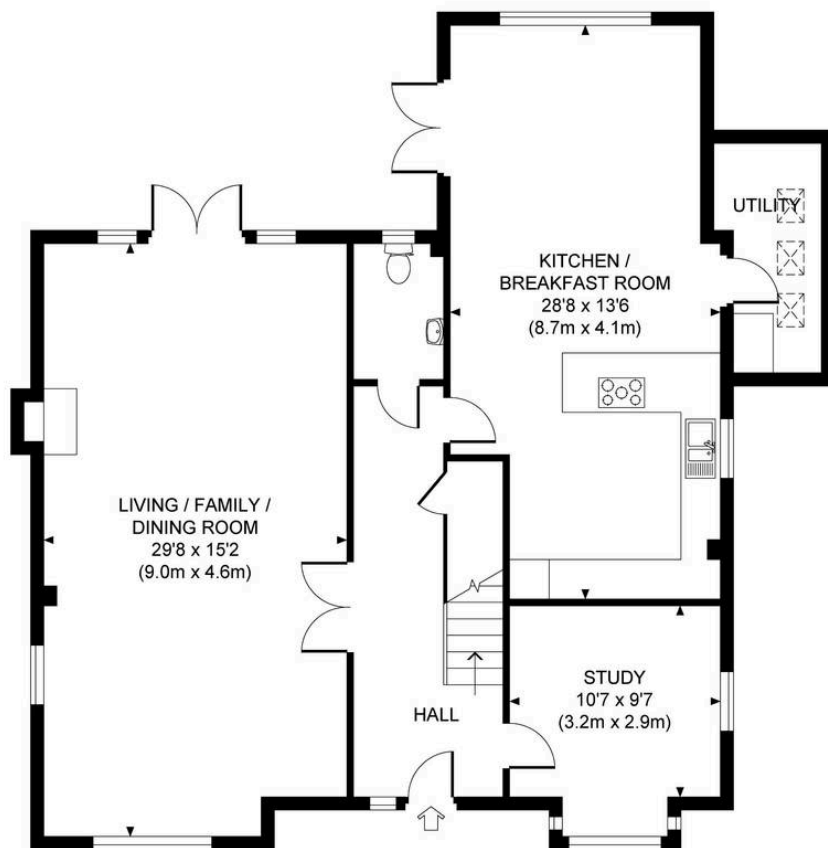


- 4-DOUBLE BEDROOM DETACHED FAMILY HOUSE BUILT IN 2016 (2,107 sq.ft).
- IMPRESSIVELY SIZED ACCOMMODATION THROUGHOUT.
- THROUGH LIVING ROOM WITH OPEN FIREPLACE.
- LARGE KITCHEN/DINING ROOM. NEWLY ADDED UTILITY ROOM.
- STUDY/PLAYROOM.
- GROUND FLOOR CLOAKROOM/WC.
- DETACHED GARAGE WITH PARKING IN FRONT.
- ADDITIONAL SIDE DRIVEWAY PARKING.
- BEAUTIFULLY LANDSCAPED REAR GARDEN.
- PROMINENT VILLAGE LOCATION NEAR TO LOCAL SCHOOLING.
- DELIGHTFUL OUTLOOK TO FRONT OVER PROTECTED FIELDS.
- EPC RATING: B.
- COUNCIL TAX BAND: G.

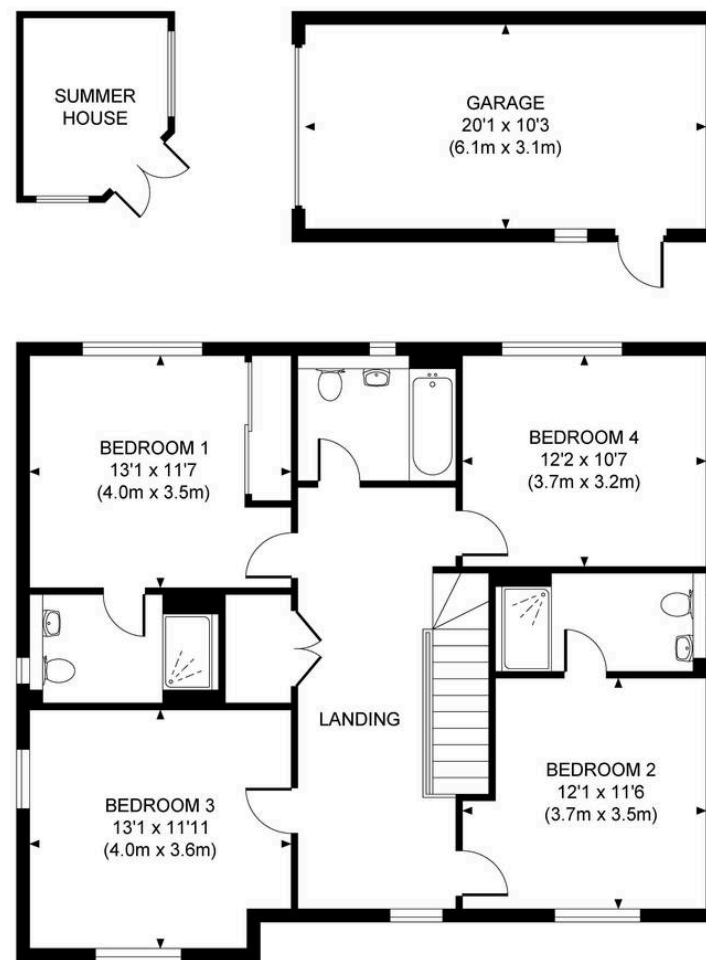


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Approximate Gross Internal Area
2107 sq ft / 195.8 sq m
Approximate Gross Internal Area Outbuildings
262 sq ft / 24.3 sq m



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Cuckfield

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