



3 Coleridge Close
Horsham, West Sussex, RH12 5PB
Guide Price £725,000—£750,000 Freehold



COURTNEY
GREEN

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3 Coleridge Close, Horsham, West Sussex, RH12 5PB

Situated at the end of a private drive (shared with only one other household), and fronting an area of wooded copse, is this beautifully presented detached family residence located on the North side of Horsham. Having been enlarged and extensively refurbished by the current owners, the property offers very well presented and flexible living accommodation featuring light Oak doors to all rooms, attractive Karndeian flooring in the hall and extending through to the cloakroom and a fabulous light and airy kitchen-dining/family room, a modern luxury bathroom and en-suite shower, and a Hive heating system. A stylish staircase with glass panels and Oak balustrade rises to the first floor where there are three double bedrooms, the luxury family bathroom and en-suite shower room. On the ground floor, off the entrance hall, there is a comfortable sitting room, a double aspect study/family room, and a cloakroom. The focal point of this delightful home has to be a fantastic kitchen-dining/family room with its large quartz topped centrepiece and extensive range of base line cupboards and drawers with quality integrated appliances, and having a wonderful outlook over a delightful landscaped, West backing garden. The property is approached along a private drive which is shared with the neighbouring property and to the front is a detached double width garage. There is also private parking for at least five vehicles. The vendor's sole agent Courtney Green strongly recommends an internal inspection to appreciate the fine features and quality of this fantastic family residence.

Frosted double glazed UPVC Front Door to

Entrance Hall

Radiator, Karndeian flooring, Oak door to understairs cupboard, part-glazed Oak door to

Sitting Room

Double glazed front aspect, radiator, Open Reach Master socket.

Study/Family Room

Double glazed double aspect to the front and side, radiator, laminate wood flooring, Oak door to

Cloakroom

Frosted double glazed side aspect, low level WC, pedestal wash hand basin with chromium mixer tap and tiled splashback, radiator, wall mirror, Karndeian flooring.

Part glazed Oak door to

Kitchen/Dining Room/Family Room

Near full-width double glazed rear aspect with twin sliding patio doors to garden, full-width Day-to-Night walk-through Roman blinds, central quartz topped peninsula with inset induction hob incorporating a down-draft extractor, pan drawers and extensive range of cupboards, breakfast bar with seating area. Space for American style fridge/freezer with an upright larder cupboard having pull-out shelves, and an upright shelved cupboard either side, wide quartz worktop surface with an inset 1 1/2 bowl sink having chromium monobloc tap with an instant boiling water feature, integrated Bosch dishwasher, Hotpoint fan oven and microwave, plate warmer, two upright designer radiators, downlighting, Karndeian flooring throughout. Oak door to

Utility Room

Double glazed door to outside. Marble worktop surface with space and plumbing for washing machine under, wall mounted Worcester gas fired boiler, radiator.

From the entrance hall, the staircase with Oak balustrade and glass panel inlay rises to the

First Floor Landing

With double glazed front aspect, loft hatch with drop down ladder.

Principal Bedroom

Double glazed front aspect overlooking wooded copse, radiator, light Oak effect framed mirrored wardrobe cupboards with sliding doors, door to

Luxury En-Suite Shower

Frosted double glazed rear aspect. Oversized shower cubicle with Mira digital shower, wall bracket and hand shower, extractor fan, sliding glass screen, tiled walls, mosaic glass, tiled relief. RAK bidet, back to wall WC with chrome dual flush, wall mounted vanity wash hand basin with chromium mixer tap and drawers under, marble vanity shelf, chrome towel warmer, recessed full-height cabinet, downlighting.

Bedroom 2

Double glazed rear aspect, radiator, wardrobe cupboard with sliding doors (one mirrored).

Bedroom 3

Double glazed front aspect overlooking wooded copse, radiator.

Family Bathroom

Frosted double glazed rear aspect, fitted with a modern white suite comprising panel bath with tiled walls, chromium mixer tap, chromium thermostatic shower control, wall bracket and hand shower, glass shower screen, extractor fan, vanity wash hand basin with chromium mixer tap and drawers under, RAK back to wall WC, chromium dual flush, marble vanity shelf with wall mirror, chrome towel warmer, downlighting, airing cupboard with hot water tank and shelving.

OUTSIDE

The property is approached along a block paved driveway which is shared with the neighbour opposite, and to the front of which is a **detached double width garage** with twin metal up and over doors, power and light and door to rear garden. To the front of the property there is a further gravel drive with Portuguese Laurel hedging and flower and shrub borders, providing additional parking for two/three vehicles. Timber garden shed and bin store area. A gated side access leads to a beautiful landscaped rear garden which enjoys a sunny South/South Westerly aspect and features a full-width porcelain paved patio, an area of lawn with porcelain stepping stones and flower and shrub borders, and leading to an area of raised decking with a covered Pergola and space and power for a hot tub. The garden is bordered on one side by Red Robin Pleached trees providing a good deal of privacy, and a brick wall with horizontal panelled fencing to the other side along with gated rear access.

The property is conveniently located with Littlehaven Station, Holbrook Primary, All Saints Primary and Bohunt Secondary schools all within a mile distance. Local shops, including a sub-post office, chemist and cafe are also a short distance away.

Council Tax Band — F

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

