



Connells

Tinchurch Drive
Burgess Hill



Property Description

Move straight into this stunning five bedroom detached family home. Offering easy access to both Burgess Hill and Wivelsfield railway stations.

The property was built by Croudace in 2017, still within the NHBC guarantee, and benefits from being approximately one mile to the town centre of Burgess Hill which offers an assortment of shops, bars, restaurants, gym, cinema and the railway station with regular services to London, Gatwick Airport and the South Coast.

Comprising in brief: entrance hall, cloakroom, living room, dining room, kitchen/breakfast room and utility room to the ground floor.

The first floor offers three bedrooms with two en-suites.

The second floor has two bedrooms and family bathroom.

Outside benefits from a landscaped rear garden and off-road parking with double garage.

Ground Floor

Entrance Hall

Entrance door to front, stairs to first floor accommodation, understairs storage cupboard, radiator, laminate flooring.

Cloakroom

Double glazed window to side, wash basin with storage under, low level w.c., radiator, tiled flooring.

Lounge

16' 6" x 12' 9" (5.03m x 3.89m)
Double glazed French doors to rear garden, feature fireplace with surround, radiator, wood laminate flooring.

Dining Room

14' 9" into bay x 13' 1" into bay (4.50m into bay x 3.99m into bay)
Double glazed bay window to front, double glazed bay window to side, radiator, wood laminate flooring.

Kitchen / Breakfast Room

14' x 9' 6" (4.27m x 2.90m)
Double glazed window to rear. A fitted kitchen with a range of wall and base units incorporating cupboards and drawers with worksurfaces over and task lighting under, stainless steel one and half bowl sink/drainer, breakfast bar, built in gas hob, built in double electric oven, two integrated fridge/freezers, integrated dishwasher, built in microwave

Utility Room

Double glazed door to side, double glazed window to rear, a range of wall and base units, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring.

First Floor

Landing

Double glazed window to front, radiator, fitted carpet, stairs to second floor.

Bedroom One

13' 6" x 11' 6" (4.11m x 3.51m)

Double glazed windows to front and side, built in wardrobe with sliding mirror doors, radiator, fitted carpet, door to:

En-Suite

Double shower cubicle, low level w.c., wash basin with storage under, ladder style heated towel rail, extractor fan, tiled flooring.

Bedroom Two

12' 10" x 9' 7" (3.91m x 2.92m)

Double glazed window to front, built in wardrobe with sliding mirror doors, radiator, fitted carpet, door to:

En-Suite

Double glazed window to rear, shower cubicle, wash basin with storage under, low level w.c., radiator, extractor fan, tiled flooring.

Bedroom Five

14' 10" into bay x 9' 6" into bay (4.52m into bay x 2.90m into bay)

Double glazed bay windows to front and side, two radiators, fitted carpet.

Second Floor

Landing

With access to loft, storage cupboard, radiator, fitted carpet.

Bedroom Three

14' 4" into recess x 12' 6" (4.37m into recess x 3.81m)

Double glazed windows to front and side, built in wardrobe with sliding mirror doors, radiator, fitted carpet.

Bedroom Four

12' 5" x 9' 8" (3.78m x 2.95m)

Double glazed to front, radiator, wood laminate flooring.

Bathroom

Double glazed window to side, panel enclosed bath with shower attachment, low level w.c., wash basin with storage under, ladder style heated towel rail, extractor fan, tiled flooring.

Outside

Garden

A private, largely walled and secluded, landscaped rear garden with two patio areas, raised lawn area with sleepers for borders.

Garage

The property benefits from a garage with two up and over doors, power and light.





Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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Property Ref: BGH404957 - 0003