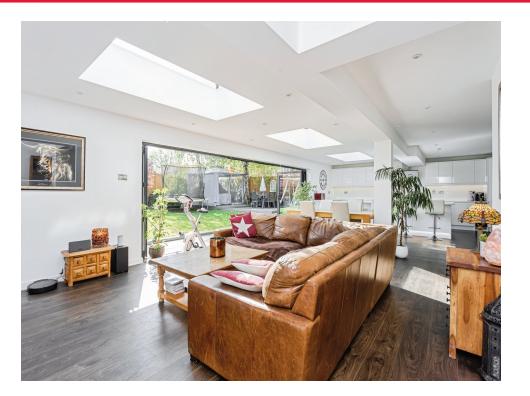


# Connells

Winkhurst Way Burgess Hill

# Winkhurst Way Burgess Hill RH15 0RU







# **Property Description**

A spacious detached family home situated in a most sought after residential close. This fine property is offered to the market in what is considered to be in good order throughout & has the benefit of a good size corner plot. The accommodation comprises entrance hall with cloakroom, sitting room, open plan living/dining/kitchen room with double bifolding doors, bedroom 5/study, upstairs has four bedrooms one with en-suite, bathroom. Winkhurst Way is conveniently located to take advantage of all Burgess Hill's comprehensive facilities & within the Birchwood Grove school catchment area.

# Entrance Porch

Double glazed door to the front. Double glazed window to the side and and a radiator in the entrance hall. Vinyl flooring is laid.

#### Cloakroom

Glass bricks to the side of the room. Low level W.C. with a wash hand basin with storage underneath. A towel radiator and vinyl flooring is laid.

# Living Room

11' 4" max x 19' 5" max ( 3.45m max x 5.92m max )

Double glazed bay window to the front. Electric fireplace and surrounding. A radiator and carpet is laid.

# **Open Plan Living**

#### **Kitchen/Diner**

40' 1" max x 19' 1" max ( 12.22m max x 5.82m max )

Double glazed bi-folding doors to the garden. 3 lantern windows. A radiator and underfloor heating. With vinyl flooring laid.

Eye and base level units with lights underneath the units. Breakfast island with storage underneath and a sink drainer. Space for a range oven and fridge freezer with an integrated dishwasher. Built in wine cooler and understiar storage cupboard.

Skylights along the extension.

# **Utility Room**

13' 1" max x 7' 7" max ( 3.99m max x 2.31m max )

Double glazed door to the side of the house which leads to the garden. Eye and base level units with a stainless steel sink drainer. A storage cupboard and space for for a washing machine and tumble dryer. Vinyl flooring is laid.

#### First Floor

#### Landing

Loft access with a ladder attached. A radiator and carpet is laid.

# Bedroom One

20' 9" max x 11' 4" max ( 6.32m max x 3.45m max )

Double glazed window to the front and the rear of the property. 2 radiators and a dressing room. Carpet is laid,

# **En-Suite**

Double glazed window to the rear. A double shower cubicle and towel radiator. A low level W.c> with wash hand basin with storage underneath. Tiled flooring is laid.

# Bedroom Two

10' 1" max x 8' 10" max ( 3.07m max x 2.69m max )

Double glazed window to the front. Built in wardrobe and a radiator. Carpet is laid.

# **Bedroom Three**

10' 3" max x 8' 11" max ( 3.12m max x 2.72m max ) Double glazed window to the rear. A radiator and carpet is laid.

# **Bedroom Four**

9' 2" max x 7' max ( 2.79m max x 2.13m max )

Double glazed window to the front. A built in cupboard and a radiator. Carpet is laid,

# Bathroom

Double glazed window to the rear. A panel bath with a wall mounted shower attachment overhead, an extraction fan and a towel radiator. A low level W.C. with a wash hand basin. An airing cupboard. Vinyl flooring is laid.

# Front Garden

Parking on the driveway. With access to the rear of the property.

# **Rear Garden**

Private enclosed rear garden. Composite decking and is laid to lawn. Side access to the front of the property.















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EPC Rating: B Council Tax Band: F

Tenure: Freehold

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