



Connells

West Street
Dormansland Lingfield

West Street Dormansland, Lingfield RH7 6QS

for sale guide price
£475,000



Property Description

Connells are delighted to bring to the market this superb three-bedroom detached bungalow, situated in the ever-popular residential location of Dormansland. The property is positioned on a generous plot with unrivalled views to the rear and is a superb example of a bungalow. Internally, the property comprises of an entrance hall with ample storage and leads through to a spacious lounge/diner with patio doors to the rear garden and spanning the full width of the property. There is a particularly modern kitchen, with a range of integrated modern appliances, and ample work top and storage space. The master bedroom is positioned to the front and benefits from built in storage. There are two further bedrooms, with built in storage, with one of the bedrooms being used as a crafts room. There is also a white suite family bathroom with both bath and shower facilities and an additional separate WC. Externally, the property benefits from a beautifully presented rear garden which wraps round the property offering side access. The rear is laid to lawn with a patio area and offers mature shrubs and bushes and a garden shed. To the front, there is a generously sized front garden and a garage with internal power. Located in this sought after residential location, there is a range of pubs, village pubs and Dormans train station close by, as well as access to Lingfield Village and East Grinstead town centre.

Front Garden

Driveway to front with small garden area and decked ramp leading to front door.

Entrance Hall

With doors leading to all room and access to loft. Radiator and laminate flooring.

Cloakroom

With window to the side and low level WC. Radiator and laminate flooring.

Lounge

13' 6" max x 22' 6" max (4.11m max x 6.86m max)

With window and patio door to rear. TV point, telephone point, radiator, power points and laminate flooring.

Kitchen

10' 4" x 10' (3.15m x 3.05m)

With window and door to the side. Range of wall and base units with worktops over incorporating sink with mixer tap. Electric eye-level oven, gas hob with extract over. Built-in microwave, dishwasher and washing machine. Heated towel rail, power points and laminate flooring.

Bedroom 1

9' 5" x 12' 7" (2.87m x 3.84m)

With window to the front and storage cupboard. Radiator, power points and laminate flooring.

Bedroom 2

8' 9" x 9' 7" (2.67m x 2.92m)

With window to the side and storage cupboard. Radiator, power points and laminate flooring.

Bedroom 3

10' x 7' 6" max (3.05m x 2.29m max)

With window to the front and storage cupboard. Radiator, power points and laminate flooring.

Bathroom

With window to the side and suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment. Radiator, part-tiled walls, and tiled floor.

Rear Garden

Wrap round garden with fenced boundaries and side access. Laid to lawn with patio area and garden shed and greenhouse to the side.

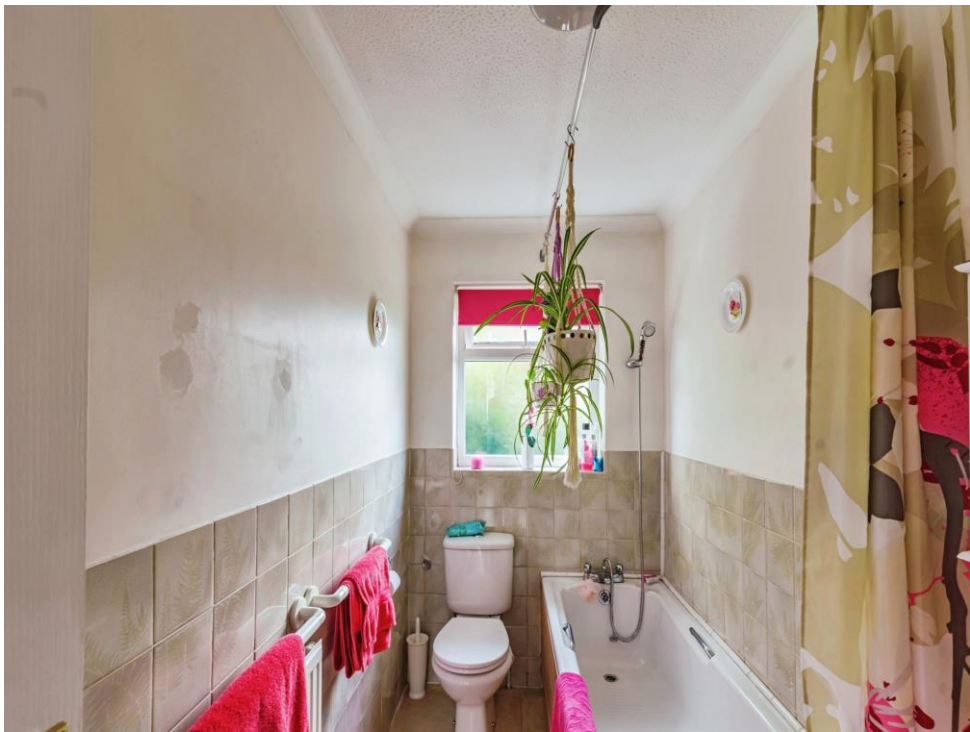
Parking

Driveway to front with room for 2-3 cars.

Garage

With up and over door. Power points, light and plumbing for tumble dryer.







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: D Council Tax
 Band: E

Tenure: Freehold

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