



Connells

Locks Meadow
Dormansland Lingfield

Locks Meadow Dormansland Lingfield RH7 6AW

for sale guide price
£600,000 - £630,000



Property Description

STUNNING FAMILY HOME! Connells are pleased to present to the market this beautiful three-bedroom family home, which has been finished to an incredibly high standard throughout. The property benefits from an entrance hall providing fitted storage space, this leads onto a modern lounge to the front. To the rear of the property, there is a beautiful and extended kitchen/diner with a vaulted dining area. The kitchen boasts ample work top and storage space with an 'island' and ample space for a range of modern appliances and white goods. To the rear, there are bi-folding doors leading to the rear garden. There is also a utility room, providing further space for white goods. On the first floor, there is a master bedroom to the front with fitted wardrobes. There is an equally spacious second double bedroom to the rear, and a third bedroom currently used as an office, but would also make an ideal children's bedroom. The internal accommodation is complete with a stunning bathroom with a copper roll top bath. Externally, there is a private rear garden, which wraps round the property. Whilst to the front, there is off road parking for multiple cars and a double width garage. Located in this sought after village of Dormansland and situated in a quiet cul de sac location, there is access to local shops, Pub and village green, alongside access to Dormans train station.

Front Garden

With lawn to the side and steps to the front door.

Entrance Hall

With fitted cupboards, radiator and tiled floor.

Lounge

14' x 12' 2" (4.27m x 3.71m)

With window to the front. Fitted TV unit, radiator, power points and oak flooring,

Kitchen/Breakfast Room

27' x 15' 4" (8.23m x 4.67m)

Dual aspect with bi-fold door to the rear and window to the side. Range of wall and base units with quartz work tops over incorporating 'farmhouse' style sink with mixer tap. Island. Space for range cooker, space for fridge freezer. Built-in wine fridge, built-in dishwasher, and built in microwave. Vertical radiator, power points and oak flooring.

Utility Room

3' 3" x 8' (0.99m x 2.44m)

With door to the side. Range of wall and base units. Plumbing for washing machine and tumble dryer. Wall mounted boiler and power points.

Landing

With window to the side and doors leading to all rooms. Access to loft. Radiator, power points and oak flooring.

Bedroom 1

13' 9" x 8' 3" (4.19m x 2.51m)

With windows to the front. Range of fitted wardrobes. Radiator, power points and oak flooring.

Bedroom 2

8' 9" x 10' (2.67m x 3.05m)

With window to the rear. Radiator, power points and oak flooring.

Bedroom 3

8' 7" x 6' 4" (2.62m x 1.93m)

With window to the front. Radiator, power points and oak flooring,

Bathroom

With window to the rear. Suite comprising low level WC, marble wash hand basin and roll-top bath with rainfall shower over. Heated towel rail. Tiled walls and tiled floor, all in natural marble with electric underfloor heating.

Rear Garden

With fenced boundaries and access to the garage. Patio area and raised flower beds with mature shrubs.

Parking

Driveway to the front for 3-4 cars.

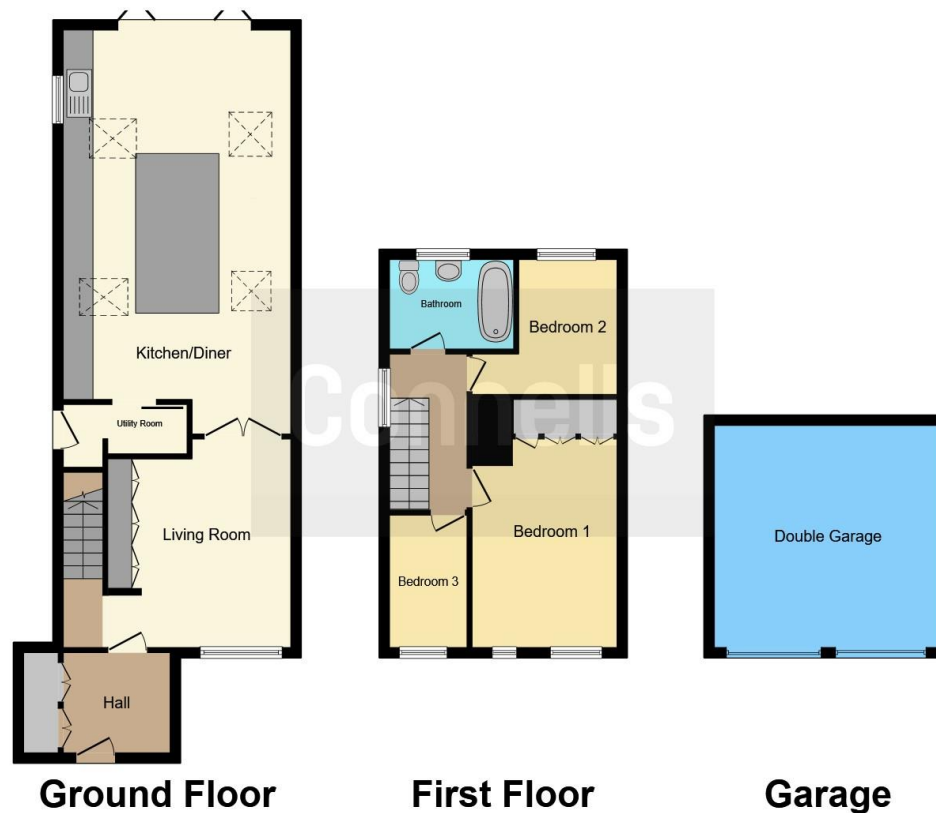
Garage

Double width garage with door to rear for access to the garden.









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

Tenure: Freehold

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