



**MANSELL
McTAGGART**
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32 Fir Tree Way, Hassocks, BN6 8BU
£700,000



32 Fir Tree Way

Hassocks

A modernised three double bedroom detached house with a 100' long rear garden and a substantial garden office building. Offered for sale with early vacant possession and no onward chain. Early viewing is considered essential to fully appreciate this stunning family home with high level tasteful interior finishes.

Entrance: Porch: fitted coconut door mat, uPVC double glazed windows, front door:-

Hall: bamboo wood flooring, stairs to first floor, doors to all ground floor rooms.

Re-fitted Cloakroom: White suite, low level WC, pedestal wash hand basin, bamboo wood floor, half tiled walls, Radiator/towel rail, uPVC double glazed window, louvre fronted understairs storage cupboard.

Re-fitted Kitchen: White High Gloss soft close wall and base units with contrasting black quartz worktops, 1 and half bowl/drainers sink unit, electric oven with five ring gas hob and 'Cookology' fitted hood over, integrated dishwasher, integrated fridge, tiled floor and splashbacks, uPVC double glazed window's and door to rear garden.

Utility: light Grey kitchen units with black quartz worktops. Space and plumbing for washing machine, space for tall fridge freezer, shoe storage, tiled floor.



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Triple Aspect Lounge/Dining Room: bamboo wood flooring, uPVC double glazed window's to front and side, bifold doors to rear garden.

First Floor: Landing: fitted carpet, uPVC double glazed window to side, built in storage cupboard, hatch with pull down ladder to loft. Doors to all first floor rooms.

Bedroom One: fitted double wardrobes, fitted carpet, uPVC double glazed window to rear.

Bedroom Two: fitted double wardrobes, fitted carpet, uPVC double glazed window to front.

Bedroom Three: fitted double wardrobes, fitted carpet, uPVC double glazed window to front.

Re-fitted Bath and Shower Room: White suite, panel enclosed bath, pedestal hand basin, low level WC, shower cubicle with twin headed shower, tiled floor and walls, ladder radiator, uPVC double glazed window.

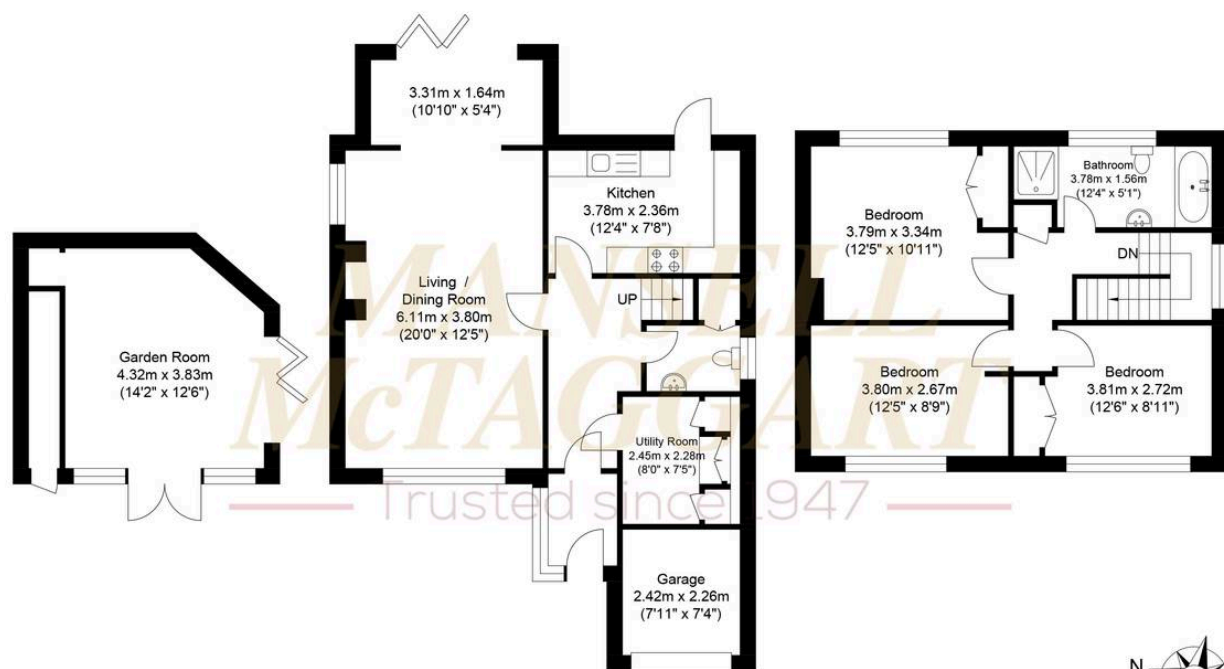
Outside Driveway: pea shingle and block edged for 3-4 vehicles. **Remaining Garage/Workshop:** electric roller door, lighting and power.

Rear Garden: 100' long, East facing, block paved patio adjoins house, level lawn, ornamental fish pond, lighting and power, small stream and timber bridge to further porcelain patio with beautiful garden lighting and:

Garden Office: 18'6" × 16' max. Clad in western red cedar, boasting herringbone LVT flooring. One set of French doors, one set of bi-folding doors, lighting and power with app controlled heating, fully insulated. The office has WAP (wireless access point), ultra high speed broadband and can be used as an office, gym or other. There is an adjoining lockable store room.



Fir Tree Way



Outbuilding
Approximate Floor Area
196.87 sq ft
(18.29 sq m)

Ground Floor
Approximate Floor Area
678.12 sq ft
(63.0 sq m)

First Floor
Approximate Floor Area
494.17 sq ft
(45.91 sq m)



Approximate Gross Internal Area (Excluding Outbuilding & Including Garage) = 108.91 sq m / 1172.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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