



43 Barncroft Drive, Lindfield, West Sussex, RH16 2NJ

Guide Price **£725,000** Freehold

Mansell McTaggart Lindfield



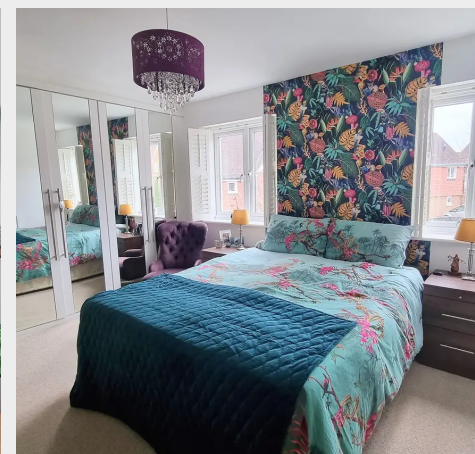
43 Barncroft Drive, Lindfield, West Sussex, RH16 2NJ

PLEASE WATCH VIEWING VIDEO

A stunning village home with 4 Bedrooms, 3 Bath / Shower Rooms and 2 Reception Rooms. This modern property offers a South Facing Corner Plot, was built by Barratt Homes in 2012 to 'The Chestnut' design and has been altered and improved by the owners.

Reception Hall stairs to first floor and wall panelling. **Sitting Room** bright triple aspect, feature fireplace and storage cupboard. **Kitchen/ Dining Room** re-fitted with a range of units at eye and base level, granite worksurfaces, sink unit, Quooker tap, dishwasher, double oven/ grill, 4-ring electric hob, spacious larder cupboard, wine fridge, space for tall fridge freezer, windows and doors to garden. **Seating Area** plus space for table and chairs. **Utility Room** - formerly the garage, excellent fitted cupboards, door to garden, Butler sink with spray tap, washing machine, space for dryer, integral fridge freezer and window. **Cloakroom/ WC** pocket door, white suite, low level WC, wash basin, mirror and opaque window.

First Floor landing - hatch to loft space, airing cupboard with hot water cylinder. **Bedroom 1** mirror fronted wardrobes, 2 windows and radiator. **En-Suite Shower Room** double sized cubicle, low level WC, wash basin, heated towel rail and opaque window. **Bedroom 2** double aspect, wardrobes and radiator. **En-Suite Shower Room** double sized cubicle, low level WC, wash basin, heated towel rail and extractor. **Bedroom 3** radiator and window. **Bedroom 4** double aspect with radiator. **Family Bathroom** modern white suite, enclosed bath, shower attachment, low level WC, wash basin, cupboards, heated towel rail and opaque window.



43 Barncroft Drive, Lindfield, West Sussex, RH16 2NJ

EPC Rating: C and Council Tax Band: F

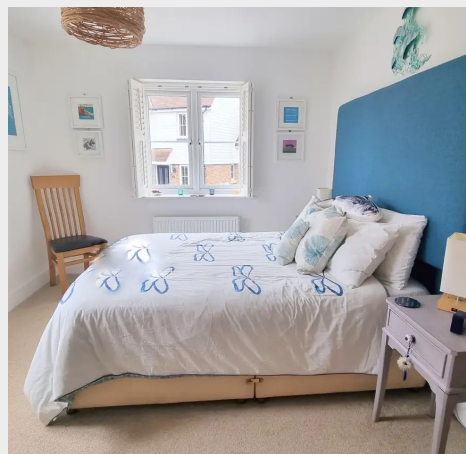
OUTSIDE - corner plot with front and side gardens. Gated access into the **South Facing Rear Garden** (45' x 35') landscaped for ease of maintenance, paved patio, raised timber decking ideal for table and chairs, Astro area, shed, water tap, power points, up lighting, timber fencing and a new external air source heat pump (absorbs heat from the outside air for domestic heating and hot water). **Private Driveway** for one vehicle, power points, water tap and EV charging point. **Benefits** include underfloor heating to the ground floor and bespoke plantation shutters.

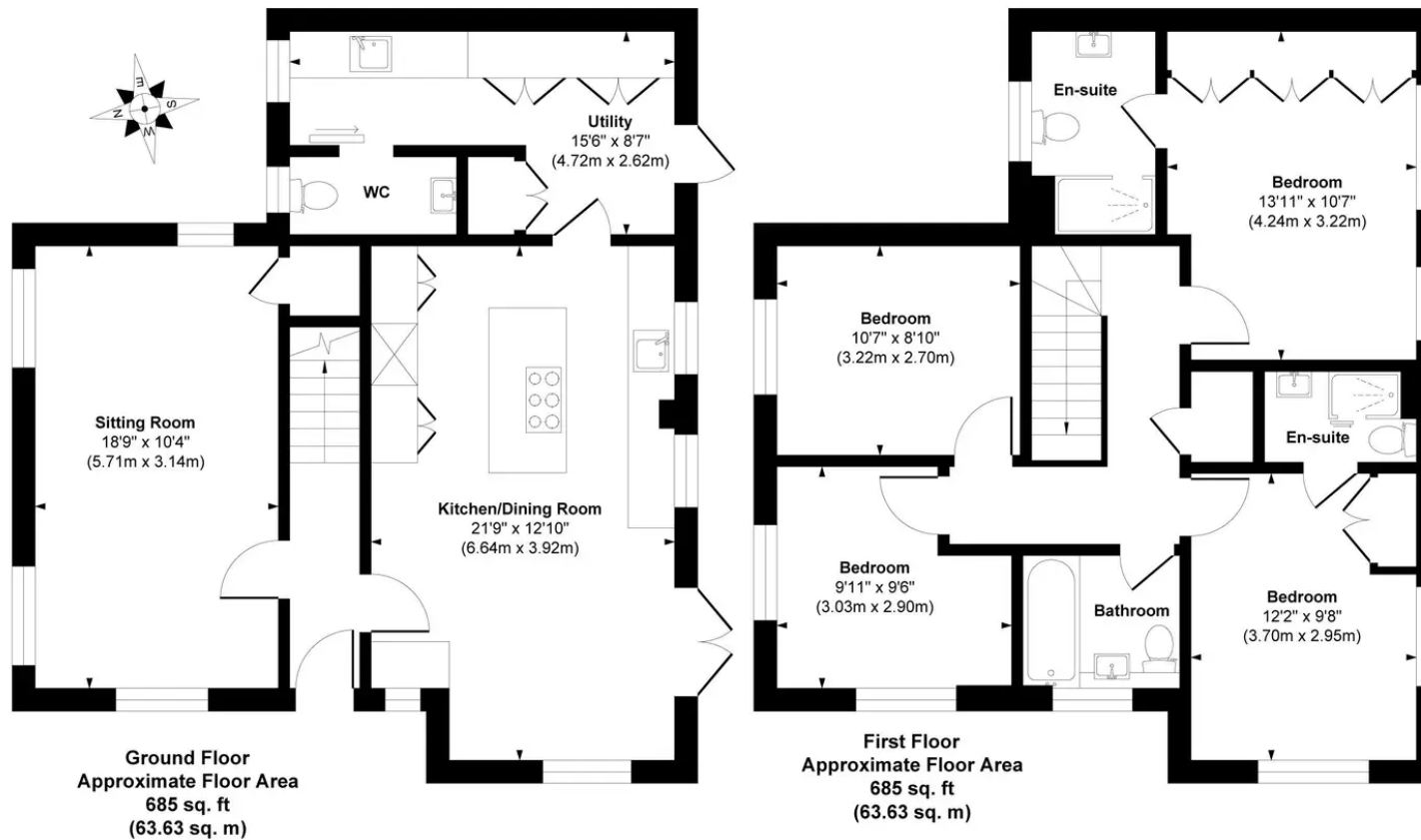
LOCATION - The property is located at the top end of Barncroft Drive, situated in The Limes Development on Newton Road in the heart of Lindfield within a short walk of local shops, stores, boutiques, churches and pond. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society.

BY ROAD - access to the major surrounding areas can be gained via the A272 and the A/M23 linking Gatwick Airport / M25.

SCHOOLS - Lindfield Primary (0.7 miles), Blackthorns Primary (1.3 miles), Oathall Community College (1.3 miles), Sixth Form College in Haywards Heath (2.3 miles). The local area is well served by several independent schools including: Great Walstead (1.6 miles) and Ardingly College (2.9 miles).

STATION - Haywards Heath mainline railway station (1.7 miles) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and South coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 1370 sq. ft / 127.26 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: lind@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/lindfield

**MANSELL
McTAGGART**

Trusted since 1947