



1 Speedwell Drive, Lindfield, West Sussex, RH16 2FY

Mansell McTaggart Lindfield

Guide Price **£550,000** Freehold



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PLEASE WATCH VIEWING VIDEO

A tucked away 3 Bedroom, 2 Bath/Shower Room detached family home built by Barratt Homes in 2015 to 'The Wealden' design. Private Driveway, rear Parking plus landscaped South East Facing Rear Garden

The accommodation comprises: pitched and tiled entrance canopy, **Reception Hall** stairs to first floor, ground floor **Cloakroom/WC** fitted with a white suite (potential to create shower room, if required). **Kitchen / Breakfast** fitted with a range of units at eye and base level, soft close cupboards and drawers, integral fridge, freezer, dishwasher and washing machine, 4-ring gas hob plus oven below, sink unit, cupboard housing gas fired boiler, front window plus space for table and chairs. An open plan double aspect **Sitting / Dining Room** deep understairs storage cupboard, side square bay, space for table and chairs, rear window and French doors onto the rear garden.

First Floor: landing with double width airing cupboard housing hot water cylinder and shelving. **Bedroom 1** double aspect, built-in mirror fronted wardrobes. **En-Suite Shower Room** fitted with a modern suite, shower cubicle, low level W and wash basin. **Bedroom 2** built-in wardrobes and front window. **Bedroom 3** cupboard and rear window. **Family Bathroom** fitted with a modern white suite, enclosed bath, mixer tap and shower attachment, low level WC, wash basin, radiator and opaque front window. **Benefits** include gas fired central heating to radiators, double glazed windows, carpeted, tiled and Amtico flooring plus solar panels.

OUTSIDE - To the front is a paved path, Astro turf and flower beds flanked by a **Private Driveway** for 2 vehicles. Gated rear access into the 42' deep max x 27' wide enclosed **South East Facing Rear Garden** with paved patio areas, Astro turf, timber decked seating, plants, flowers and shrubs, water tap, timber fenced boundaries and just behind the garden is an **Allocated Parking Space** (No. 74).



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EPC Rating: B and Council Tax Band: E

Estate Charge: Half Year: January - June 2024 (Estate Charge £238.79 + Courtyard Charge £55.50 = £294.29)

LOCATION

Speedwell Drive is situated in the tucked away position in the early phase of this new development on the village outskirts with the picturesque tree-lined High Street only 1.5 miles distant with a traditional range of shops, stores, boutiques, churches, pond, common and historical properties. 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 A23/M23 linking with Gatwick Airport and the M25.

SCHOOLS

Lindfield Primary School (1.3 miles), Blackthorns Primary School (2 miles), Oathall Community College Secondary School (1.9 miles). The local area is well served by several independent schools including; Great Walstead (1.6 miles) and Ardingly College (3.9 miles).

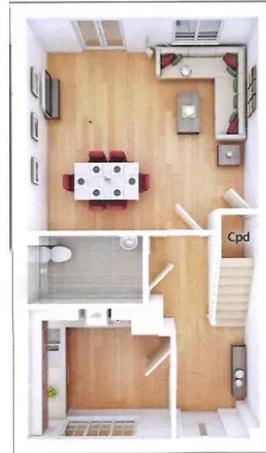
STATION

Haywards Heath mainline railway station (1.8 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).



THE WEALDEN

3 BEDROOM HOME 1000 sq ft



Ground Floor		
Lounge/Dining Room	5087 x 4622mm	16'7" x 15'2"
Kitchen	3151 x 2810mm	10'3" x 9'2"
Cloakroom	2535 x 1500mm	8'3" x 4'9"

(Approximate Dimensions)



First Floor		
Bedroom 1	3133 x 4197mm	10'3" x 13'8"
Bedroom 2	2780 x 3697mm	9'1" x 12'1"
Bathroom	2104 x 3034mm	6'9" x 10'0"
En-suite	2320 x 1000mm	7'6" x 3'3"

(Approximate Dimensions)

Disclaimer: As there are many slight variations to house types your sales adviser will go through the plot specific working drawing in detail. **Important notice:** Computer Generated Images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Porch designs may vary on side entrance plots. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. PL16450, Sept 2014.

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