



## Calico Street, Faygate, Horsham, RH12 0BG

Welcome to this stunning nearly new detached house located on Calico Street in the charming development of Kilwood Vale, Faygate. This property boasts a spacious layout with lounge and kitchen / dining room, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by a modern interior that is sure to impress. The property features a convenient under stairs pantry, a downstairs toilet for added convenient, and a garage along with a driveway, offering parking - a rare find in this desirable location.

The highlight of this beautiful home is the master bedroom with its own en suite, providing a private sanctuary within the property. Whether you're looking to relax in the cosy living room, enjoy family meals in the dining area, or unwind in the well-appointed bedrooms, this house offers a perfect blend of style and functionality. The property also benefits from an EV charging point and driveway with space for two vehicles.

Located in a peaceful neighbourhood, this property is ideal for those seeking a tranquil lifestyle while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to make this delightful 4-bedroom detached house your new home. Contact us today to arrange a viewing and experience the charm of Calico Street living for yourself.

Estate management charge £250pa

**£550,000 Freehold**

# Calico Street, Faygate, Horsham, RH12 0BG



- Four Bedroom Detached House
- Downstairs W.C
- Driveway
- Double Glazing
- Modern Fitted Kitchen
- Bedroom One With En Suite
- Landscaped Rear Garden
- Utility Room
- Garage
- EV Charging Point & Parking For Two Cars

Entrance Hall

Cloakroom

Lounge

14'8" x 11'11" (4.48 x 3.64)

Kitchen / Dining Room

18'11" x 11'1" (5.78 x 3.38)

Utility Room / Pantry

5'8" x 3'11" (1.74 x 1.20)

Stairs to first floor Landing

Bedroom 1

11'9" x 10'8" (3.59 x 3.27)

En Suite Shower Room

Bedroom 2

11'3" x 9'4" (3.44 x 2.85)

Bedroom 3

9'5" x 8'3" (2.88 x 2.53)

Bedroom 4

7'8" x 7'4" (2.35 x 2.25)

Family Bathroom

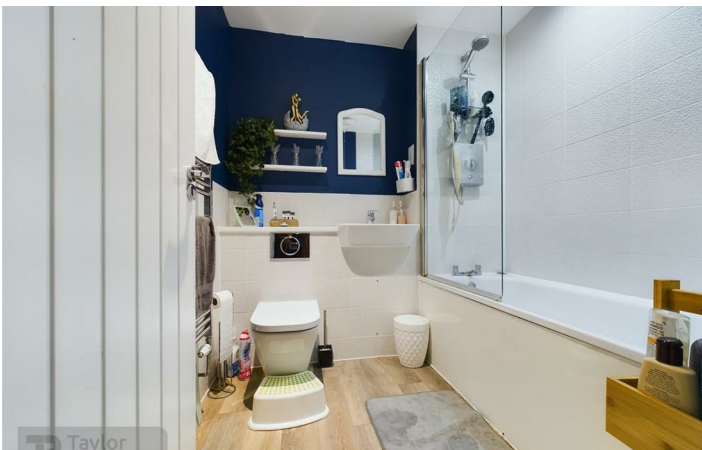
Outside

Rear Garden

Garage

## Council Tax Band: E





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	