



17, Luxford Way | Billingshurst | West Sussex | RH14 9NX

 **FOWLERS**
ESTATE AGENTS



17, Luxford Way

Billingshurst | West Sussex | RH14 9NX

£725,000

An improved five bedroomed house situated on the sought after Penfold Grange development. To the front is a wide drive that leads to the double garage with twin, electrically operated doors, and an EV charging point. The property has been enhanced by photovoltaic cells with battery storage, to greatly reduce the homes running costs and all the windows have been replaced with uPVC double glazing. The reception rooms are all accessed from the reception hall and there is a good sized kitchen/breakfast room with numerous integrated appliances. There are also a separate utility room and cloakroom. From the utility room, a door gives access to the double garage. The first floor galleried landing gives access to the bedrooms and a family bathroom. The impressive main bedroom has its own dressing area and en-suite shower. A large fifth bedroom can be used as an additional reception room due to having its own separate staircase which is accessed from the study. The garden is ideal for a family, with a patio and large area of lawn, plus there is a very handy enclosed area to the side of the garage that can be accessed from the garden, or via a gate off the drive.

Entrance

Front door with double glazed insert, leading to:

Hall

Turning staircase to first floor with understairs cupboard, radiator.

Cloakroom

WC, wash hand basin with mixer tap and storage under.

Lounge

A bright room having a triple aspect with a centrepiece recessed log burner, with raised hearth and hardwood mantel over, triple glazed sliding patio doors to patio and rear garden, two further double glazed windows, two radiators.

Dining Room

Radiator, double glazed window.

Study

Radiator, double glazed window, staircase to bedroom five.

Kitchen/Breakfast Room

Space for a dining table, radiator, double glazed window, part double glazed door leading to outside. The extensively fitted kitchen comprises: worksurface with inset sink unit having mixer tap with base cupboards and drawer beneath, space and plumbing for dishwasher, further matching worksurfaces with base cupboards and drawers beneath, four ring gas hob with extractor hood over, cooker unit housing double oven with storage above and below, integrated fridge/freezer, eye-level cupboards, double glazed window overlooking garden.

Utility Room

Worksurface with inset sink unit with mixer tap having base cupboard under, space and plumbing for washing machine and tumble dryer,

two eye-level cupboards, double glazed window, radiator, door to double garage.

Landing

Double glazed window, access to roof space via pull down loft ladder and most of the roof space is boarded and there are three electric lights; radiator, airing cupboard housing hot water tank.

Main Bedroom Suite

Double glazed windows, two radiators. Dressing area with fitted wardrobes and door leading to:

En-suite Shower

Comprising: large shower cubicle with maintenance free Aqua board and mixer shower which includes a large drench head, vanity unit with inset wash hand basing with mixer tap and storage cupboards under, medicine cupboard, concealed cistern w.c., heated towel rail, double glazed window.

Bedroom Two

Fitted wardrobes, radiator, double glazed window.

Bedroom Three

Recessed wardrobe, double glazed window, radiator.

Bedroom Four

Radiator, double glazed window.

Family Bathroom

White suite comprising: panelled bath with twin hand grips, mixer tap with shower attachment (curtain and rail), pedestal wash hand basin with mixer tap, w.c., radiator, double glazed window.

Bedroom Five/Additional Reception Room

This large room can be used as an additional bedroom, though does make a tremendous reception room

with a wealth of double glazed skylight windows that brings in plenty of light. This room has full building regulations approval and is a real asset to the property. This room is accessed via a turning staircase from the study plus there is a door that gives access from the main bedroom. There are two radiators and numerous points to access the eaves storage.

Outside

To the front of the property is a wide drive providing off the road parking for numerous vehicles and this leads to:

Double Garage

Approached by twin electrically operated up and over garage doors, EV charging point, wall-mounted gas fired boiler, controls and battery storage for solar heating panels, door at the rear giving pedestrian access.

Gardens

Running along side the house is a wide path which leads to a patio area adjacent to the living room. The remainder of the garden is almost entirely laid to lawn, and the vast majority is enclosed via a high brick and pillared retaining wall. To the rear of the garden is a further paved area with a children's playhouse.

Additional Side Garden

To the side of the garage is a further area that is accessed via both a gate at the front, and also along a path that leads directly to the back door. This area is entirely paved and well enclosed.

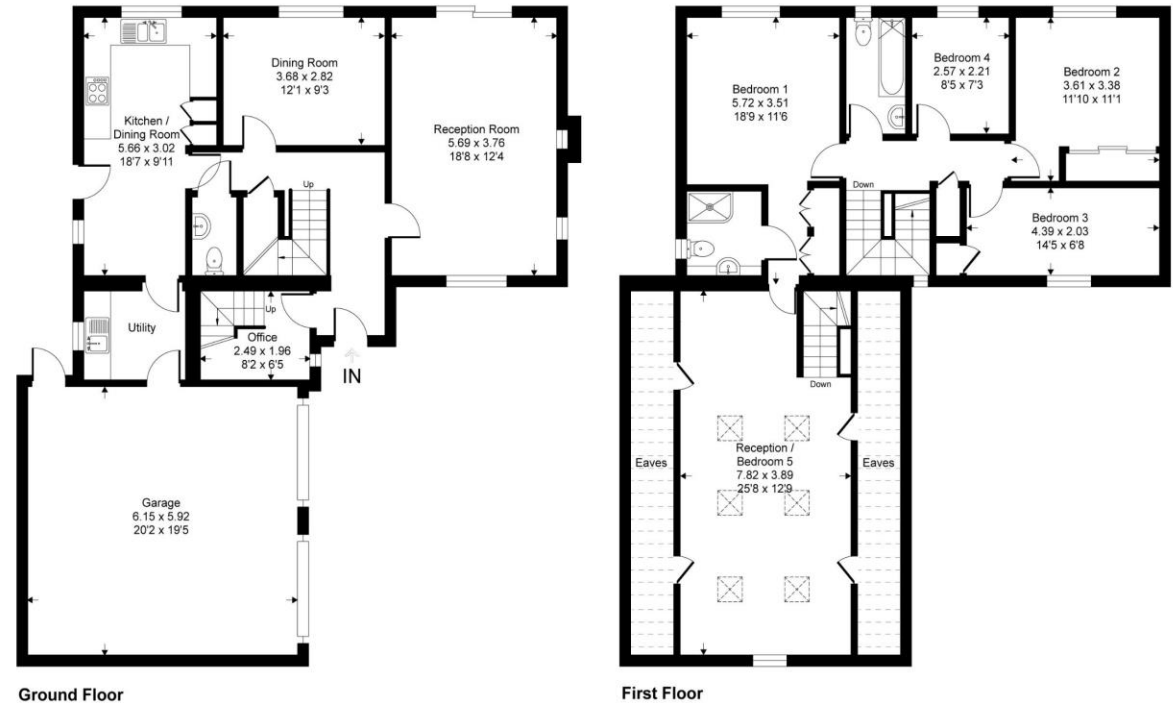
**EPC RATING= tbc.
COUNCIL TAX= Band G.**





Luxford Way, RH14

Approximate Gross Internal Area = 187.7 sq m / 2021 sq ft
Approximate Garage Internal Area = 36.3 sq m / 391 sq ft
Approximate Total Internal Area = 224 sq m / 2412 sq ft



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