31, Stane Street Close l Pulborough l West Sussex l RH20 1BD

FOWLERS
ESTATE AGENTS

31, Stane Street Close

Pulborough | West Sussex | RH20 1BD

£425,000

A wonderful semi-detached family house situated in a quiet location on the edge of Pulborough backing directly onto a small, copsed area with an open aspect and countryside views directly beyond. The property has been extended on the ground floor and offers excellent family accommodation with an emphasis on garden access with a large terrace, covered seating area with lighting plus hot tub which can be left in place should it be required. The property's accommodation includes a good sized lounge, large family/dining area, beautifully fitted kitchen with many integrated appliances. On the ground floor there is also an inner hall, utility room and cloakroom. The first floor landing gives access to three good sized bedrooms and a bathroom with a modern fitted suite. The plot is of a very generous size with a large garden to the rear, plus the front garden is also of a very good size which also gives plenty of parking with a large brick paved drive providing parking for at least four vehicles.

Entrance
Replacement front door with leaded light insert leading to:

Hall
Understairs cupboard, turning staircase with double glazed window to side leading to first floor, part glazed door to:

Lounge
Aspect to the front with two double glazed windows, radiator, glazed door leading to:

Family/Dining Room
This large room has double glazed double opening doors leading onto the patio and garden beyond. two radiators.

Kitchen
Outlook over the garden. A good sized re-fitted kitchen having an extensive array of base and wall units and contrasting worksurfaces comprising: worksurface with inset single drainer enamel sink with mixer tap having base cupboards under, integrated slim-line dishwasher, integrated five ring gas hob with coloured glass splash back and stainless steel and glass extractor hood, integrated oven with base cupboards to either side. Further matching worksurface with base cupboards and drawers beneath, tall larder unit with retractable shelving, large fridge/freezer with integrated wine rack to side and further storage, double eye-level unit, peninsula worksurface incorporating breakfast bar with base cupboards and drawers beneath, one incorporating waste bins, double glazed window, floor plinth lighting, double glazed stable door leading to garden.

Inner Hall
Glazed door leading through to:

Utility Room
Space and plumbing for washing machine, door to:

Cloakroom
Wash hand basin with mixer tap having storage under, w.c., gas fired boiler, double glazed window.

Landing
Access to roof space, shelved linen cupboard, double glazed window, radiator.

Bedroom One
Aspect to rear with outlook over the garden to the countryside beyond, double glazed window, radiator, fitted cupboard.

Bedroom Two
Aspect to front, radiator, double glazed window.

Bedroom Three
Aspect to rear with outlook over rear garden with countryside beyond.

Bathroom
White suite comprising panelled bath with mixer tap and shower attachment over, glazed shower screen, vanity unit with wash hand basin and mixer tap having storage under, concealed cistern w.c., chrome heated towel rail, extractor fan, double glazed window.

Outside
The property is situated in a residential crescent and is set well back from the road with a good sized brick paved private drive that provides parking for at least four vehicles.

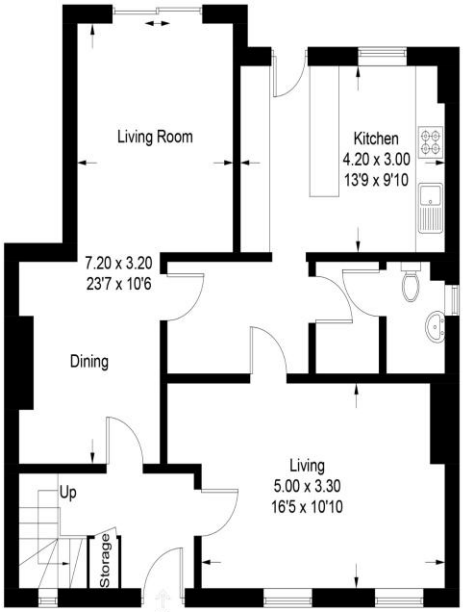
Front Garden
Large area of lawn with interspersed flowers and shrubs. A brick paved path continues past the parking spaces and continues along the front of the property, gate and side access leading to:

Rear Garden
The magnificent garden is a wonderful asset to the property having a generous size and a lovely outlook. The garden has a good sized terrace and decked area immediately adjacent the property. Part of the decked area has a wooden pergola over with lighting in place which makes a wonderful relaxing area with a west aspect making a wonderful place to watch the setting sun. There is also an arbour with an impressive hot tub can be left if desired. The remainder of the garden has a good sized area of lawn with hedging on its boundaries. There is a central stepping stone path that leads to a summerhouse with double glazed patio doors and additional double glazed window, at the rear of the summerhouse is a shed/workshop.

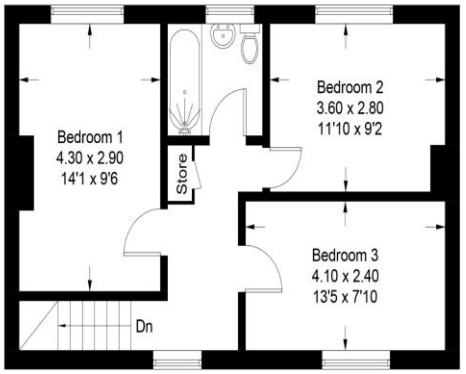
EPC RATING = C
COUNCIL TAX = D

31 Stane Street Close

Approximate Gross Internal Area = 118.3 sq m / 1273 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID971266)

"We'll make you feel at home..."

Managing Director:
Marcel Hoad

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