



**hamlyn
smith.**

Mallard Way, Henfield, BN5 9HF

£630,000

hamlyn smith.

 4 Bedrooms

 2 Receptions

 2 Bathrooms

Guide price **£650,000 - £700,000**
Hamlyn Smith are delighted to present this modern detached four-bedroom house with generous reception rooms and a beautifully designed and nurtured, secluded garden. Peacefully located on Mallard Way, this attractive yellow brick property is tucked away off the road and has a driveway and double garage.

- Detached family home
- Double garage
- South facing garden
- En-suite to master bedroom
- Well presented throughout
- No onward chain
- Council tax band - F





 50 Goldstone Villas, Hove, BN3 3RS

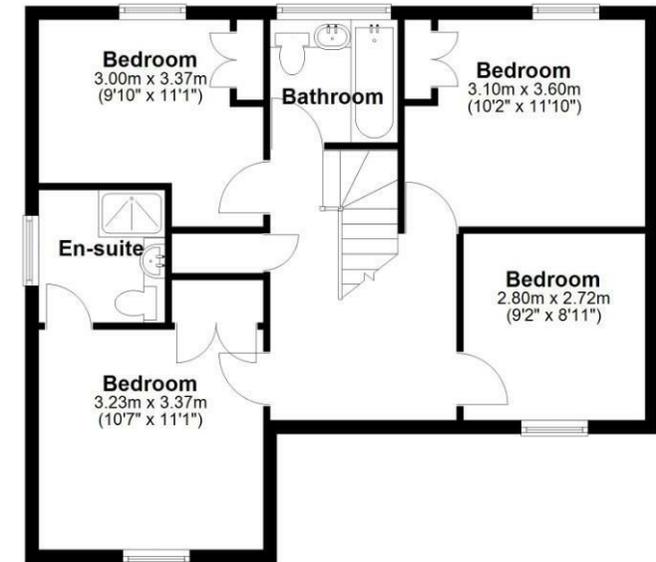
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Ground Floor

Approx. 62.1 sq. metres (668.3 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)

Total area: approx. 122.4 sq. metres (1317.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

The entrance porch leads into a welcoming hallway with reception spaces to both sides.

To the right is an elegant dual aspect living room with French doors at the far end which open directly into the gorgeous rear garden. On the opposite side of the house there is a formal dining room which could alternatively be used as a more relaxed TV snug or playroom.

The kitchen is at the rear of the house and enjoys garden views. Fitted with hand-built solid wood cabinetry and a range of quality integrated appliances. These include a Bosch dishwasher, fridge freezer, a Neff double oven with grill, and a Neff four-burner gas hob. There is a pull-out larder cupboard, and corner units have rotating shelves to make full use of the space. A utility room, just off the kitchen provides space for a washing machine, tumble dryer, and sink, as well as access to the garden. A Vaillant ecoFIT Pure combi boiler is mounted next to the door and is easily accessible.

At the rear of the ground floor is a study with built-in cupboard space and a large window overlooking the garden. A ground-floor WC with a toilet, handbasin and storage is accessed off the hall.

The rear garden is exceptionally pretty and has been designed with raised brick flower borders, and gravel pathways. There is a variety of shrubs, flowering plants, and mature bushes as well as an Arbutus tree, known for its lovely textured bark. A peaceful corner provides a quiet retreat, with space for seating. There is also a retractable awning offering a shaded area next to the living room's French doors.

Upstairs, there are four good-sized bedrooms, including a principal bedroom with its own en-suite bathroom. This room faces the front of the home and has a leafy outlook, there is built-in storage, and the décor is in a soft, neutral colour scheme. The en-suite has a spacious walk-in shower, WC, and a handbasin set in a vanity unit. Two additional bedrooms are located at the rear of the house, both offering garden views and built-in wardrobes. The fourth bedroom, which also faces the front, benefits from excellent natural light, making it an ideal option for a home office, creative studio, or guest room.

Completing the upper floor is a modern family bathroom, which includes a bath with overhead shower, a toilet, and a hand basin set in a vanity unit with storage. A large hallway cupboard next to the principal bedroom offers further storage. Double glazing is fitted throughout the house.

