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22 Snapdragon Lane, Worthing - BN13 3GJ

£550,000









22 Snapdragon Lane

Worthing

This beautifully presented four bedroom detached house built in 2019 offers spacious accommodation for modern family living. The property features a generous kitchen/dining room, providing a welcoming setting for meals and entertaining, alongside a separate living room, study and utility/wc. The four bedrooms offer flexibility for family life and guests, with an ensuite shower room and family bathroom. Outside, the property benefits from landscaped gardens with feature garden room, a garage arranged in two section, providing a home bar and off road parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House
- Four Bedrooms
- Ensuite Shower Room/Wc
- Spacious Kitchen / Dining Room
- Living Room & Study
- Landscaped Gardens
- Beautifully Presented
- Garage & Parking

Entrance
Double glazed front door opening to;

Hall
Tiled floor. Staircase rising to the first floor. Understairs cupboard housing electric consumer unit and additional control centre. Central heating thermostat.

Utility & Wc
Tiled floor. Low level flush Wc. Double glazed window. Radiator. Range of work surfaces with cupboards under and integrated washer/dryer. Inset one and half bowl sink unit. Inset spotlights and extractor.

Living Room
15′ 6″ x 12′ 7″ (4.72m x 3.84m)
Double glazed window. Radiator. Modern light wood effect floor. Feature double doors opening to kitchen.

Kitchen / Dining Room
26′ 5″ x 10′ 6″ (8.06m x 3.21m)
An impressive room with double glazed double doors opening to the rear garden and tiled floor. The kitchen offers an excellent range of work surfaces with modern white cupboards and pan drawers fitted under. Inset one and half sink drainer unit with flexi hose tap. Fitted gas hob with stainless steel splash back and concealed extractor above. Built in oven and grill. Integrated fridge/freezer and dishwasher. Matching wall cupboards. Additional surface with space for wine rack and drinks fridge under. Double glazed window over looking the rear garden. The dining area provides space for table and chairs and additional fitted surface with storage cupboards under. Wall mounted vertical radiator. Inset spotlights.

Study
8′ 6″ x 6′ 11″ (2.60m x 2.10m)
Double glazed window. Radiator. Modern light wood effect floor.

First floor Landing
Radiator. Access hatch to loft space. Airing cupboard housing hot water cylinder.



Bedroom One
12′ 7″ x 12′ 4″ (3.84m x 3.75m)
Double glazed window. Radiator.

Ensuite Shower Room/Wc
6′ 6″ x 5′ 5″ (1.97m x 1.65m)
Step in double shower with shower above and shower attachment, pedestal wash hand basin and low level flush Wc. Chrome towel radiator. Tiled floor and part tiled walls. Double glazed window. Inset spotlights and extractor fan.

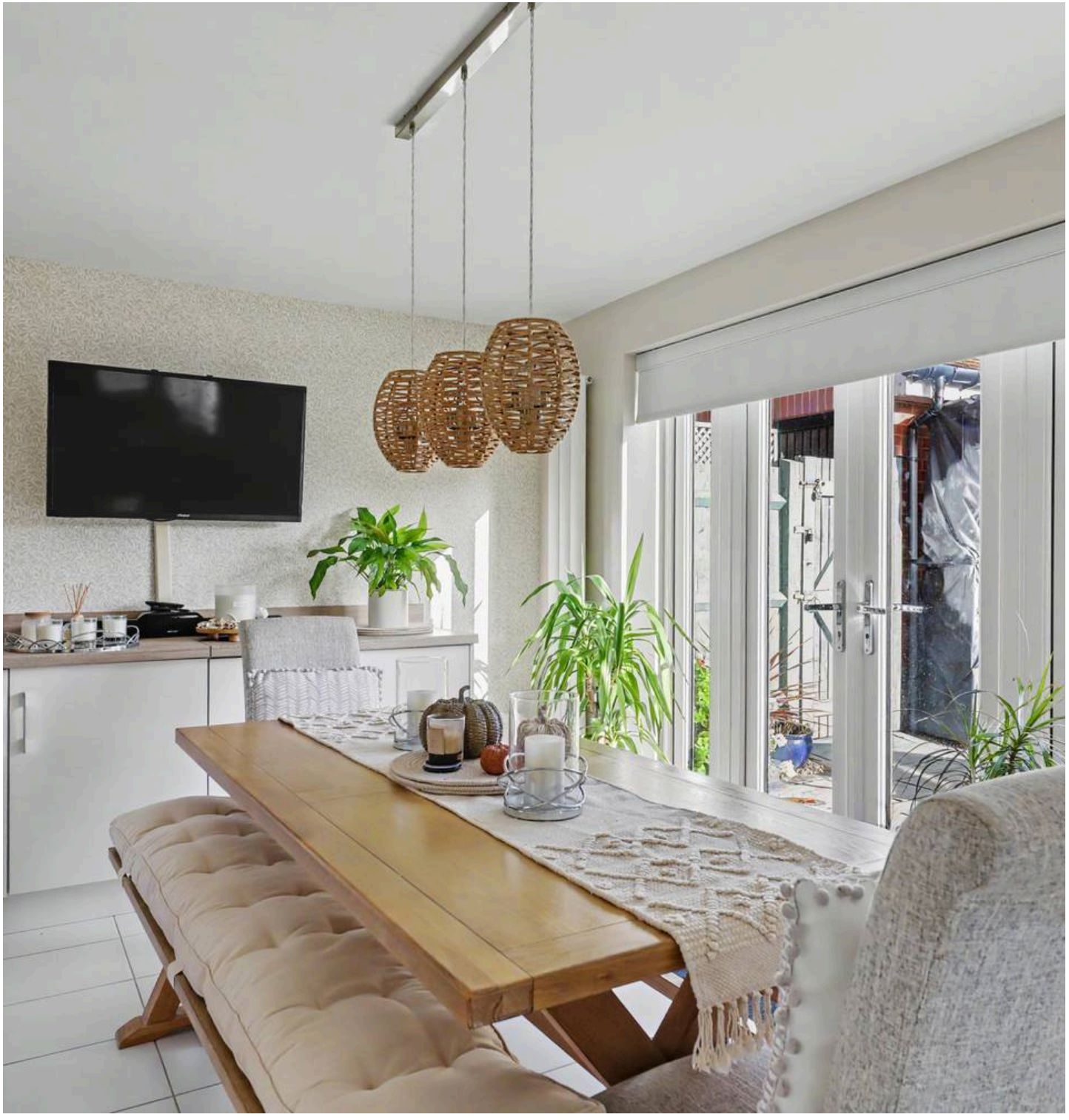
Bedroom Two
13′ 10″ x 10′ 2″ (4.21m x 3.09m)
Double glazed window. Radiator.

Bedroom Three
12′ 10″ x 8′ 11″ (3.90m x 2.73m)
Double glazed window. Radiator.

Bedroom Four
11′ 3″ x 10′ 2″ (3.43m x 3.11m)
Double glazed window. Radiator.

Bathroom/Wc
6′ 9″ x 6′ 3″ (2.05m x 1.90m)
Suite comprising panelled bath with shower above, pedestal wash hand basin and low level flush Wc. Double glazed window. Chrome towel radiator. Inset spotlights and extractor fan. Tiled floor and part tiled walls.





FRONT GARDEN

Coloured gravel with pathway to the front door. Enclosed by attractive black railings.

REAR GARDEN

Beautifully landscaped by the current owners with entertaining bespoke seating area, feature pergola with outdoor pizza oven and access to the timber constructed garden room converted by the owners into a garden kitchen with cold water feed and wall mounted electric consumer unit. Paved patio terrace near the house with hot tub (included in the sale) mature planting. Double glazed door to garage storage space and double glazed double doors opening to remaining garage space arranged as a home bar.

DRIVEWAY

2 Parking Spaces

Providing off road parking

GARAGE

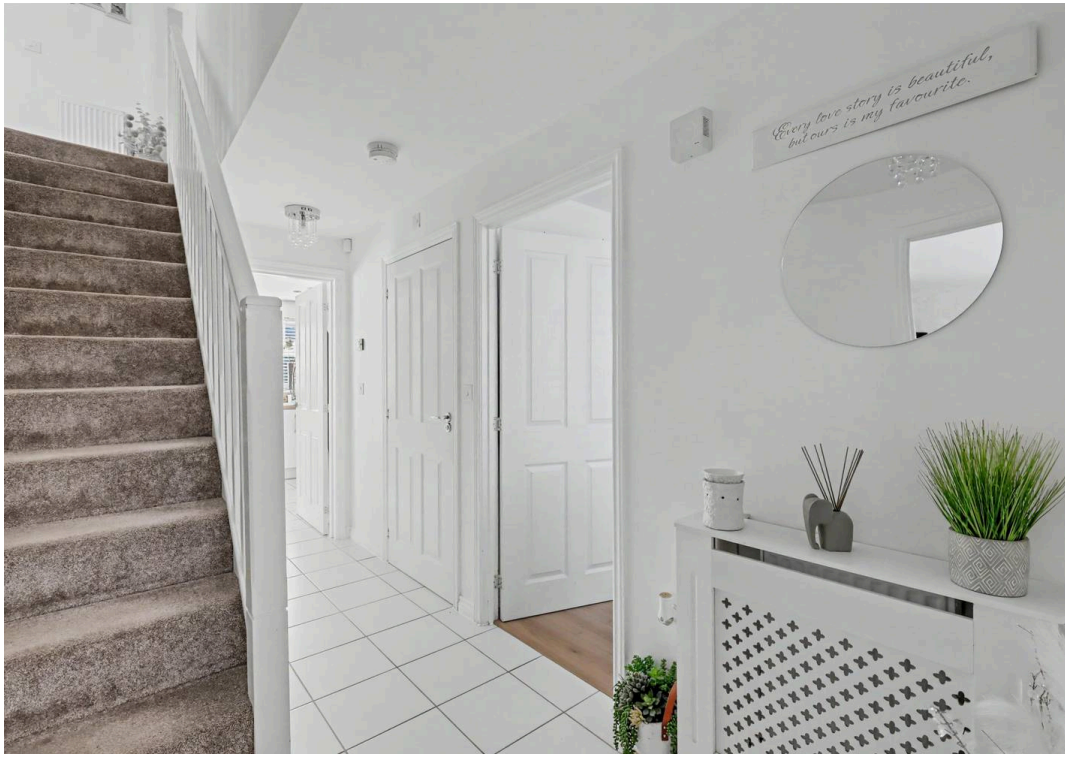
Single Garage

Arranged into two sections, one area providing storage space with double glazed door and the remaining space has double glazed double doors and the owner uses this space as a home bar.







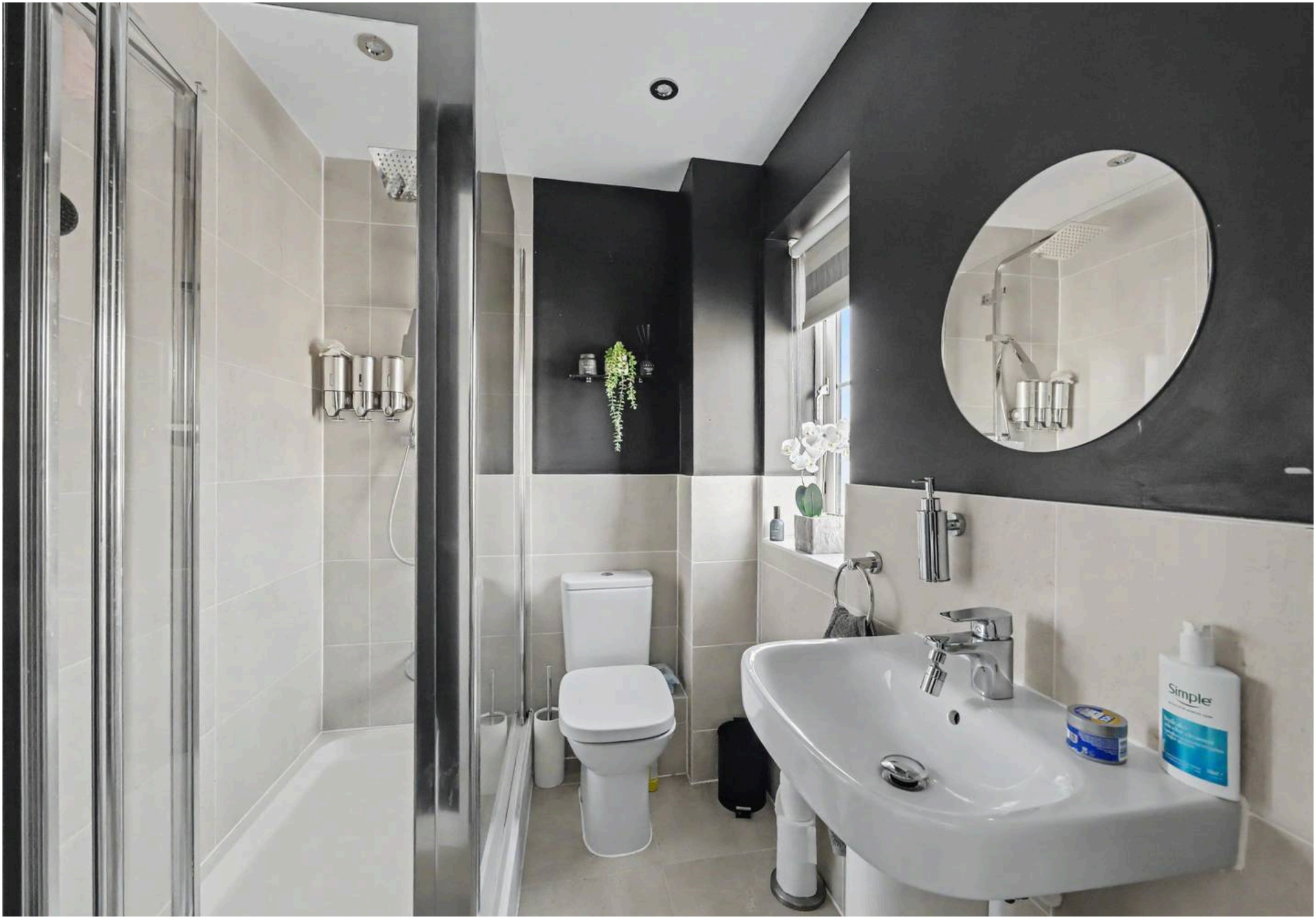

Every love story is beautiful,
but ours is my favourite.

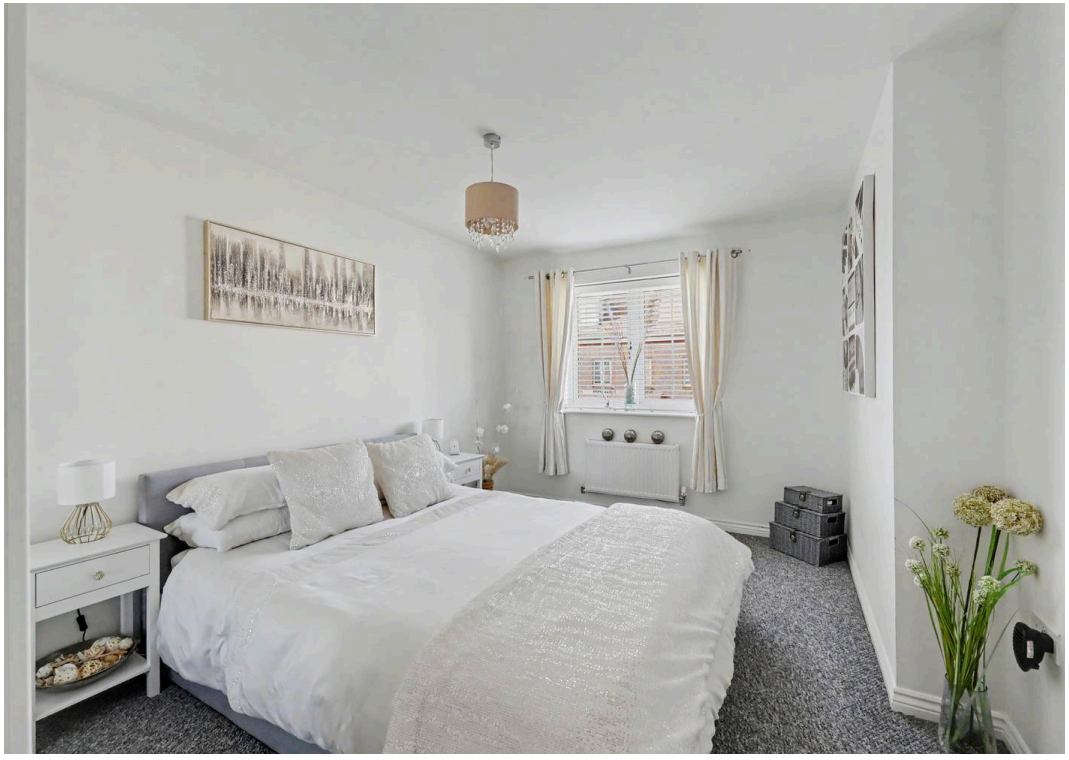









Simple



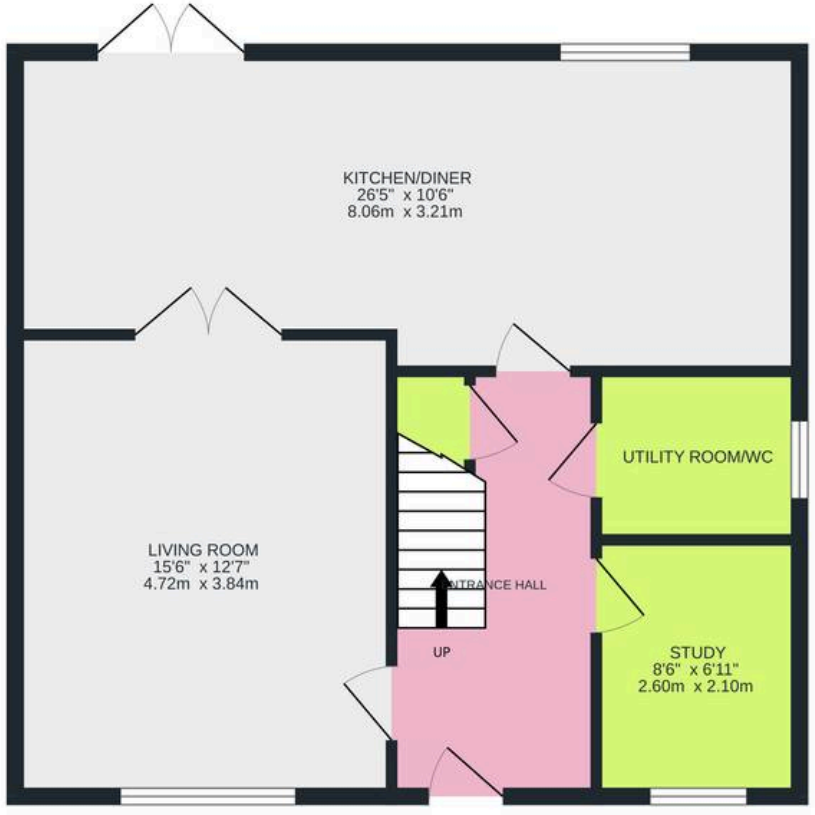




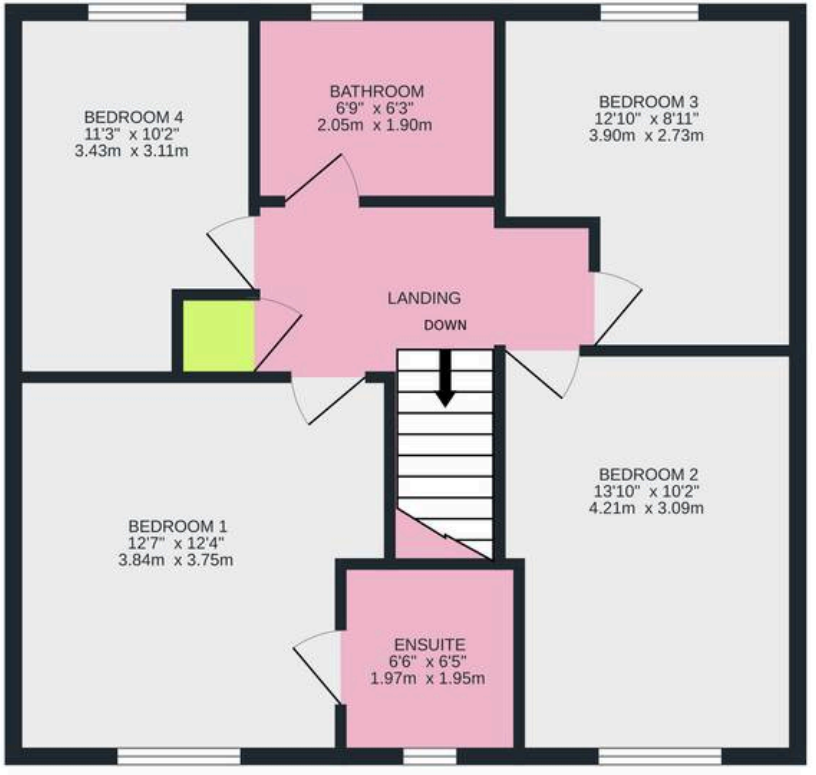




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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