



Birch Road, Polegate



- Beautifully Presented
- Spacious Family House
- Open Plan Design
- Separate Study
- Downstairs Clks/WC
- Good Size Bedrooms
- En Suite to Master
- Southerly Garden
- Drive & Parking
- Garage



Freehold

£425,000



4 BEDROOM



3 RECEPTION



2 BATHROOM



1 GARAGE

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DESCRIPTION

VIEWING STRONGLY RECOMMENDED - Spacious Family Detached House - Beautifully Presented - Open Plan Living - Southerly Rear Garden - Separate Study - Downstairs Clks/WC - Good Size Bedrooms - En Suite to Master - Family Bathroom/WC - Garage & Parking Space

A beautifully presented four-bedroom detached family home, forming part of the Dittons Field development built by Kitewood Homes around 2021, and pleasantly situated on the outskirts of Polegate. This attractive property offers well proportioned and versatile accommodation, with a particular feature being the delightful open-plan living space, ideally suited to both relaxing and entertaining. The contemporary kitchen is tastefully fitted and benefits from a range of integrated appliances, together with a useful breakfast bar area. The open-plan layout also incorporates a dining area and comfortable lounge, creating a sociable and welcoming heart to the home.

Further ground floor accommodation includes a separate study, ideal for home working or as a quiet workspace, along with a convenient downstairs cloakroom/WC. On the first floor, there are four good sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room/WC. The remaining bedrooms are served by a modern family bathroom/WC. Additional benefits include gas fired central heating and double glazing, ensuring an energy efficient home throughout.

Outside, the property enjoys a particularly pleasant southerly facing rear garden, providing an attractive outdoor space for relaxing and entertaining. A side driveway leads to the garage, while there is also the valuable benefit of a separate parking space situated directly opposite the property.



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Approximate Measurements

Kitchen/Breakast Area 4.55m x 3.27m (14'11" x 10'8")

Dining Area 3.27m x 2.90m (10'8" x 9'6")

Lounge Area 4.89m x 4.29m (16'0" x 14'0")

Study 3.27m x 2.62m (10'8" x 8'7")

Downstairs Cloakroom/WC

Master Bedroom 3.70m x 3.32m (12'1" x 10'10")

En Suite

Bedroom 2 4.25m max x 2.67m (13'11" max x 8'9")

Bedroom 3 3.19m max x 2.67m (10'5" max x 6'6",219'9")

Bedroom 4 3.32m x 2.80m (10'10" x 9'2")

Family Bathroom