



Lodgelands, Ardingly

Offers in Region of £575,000

Lodgeland's

Ardingly, Haywards Heath

Henry Adams are delighted to present to the market this beautifully presented and extended three bedroom semi detached family home, situated in the incredibly sought after village of Ardingly.

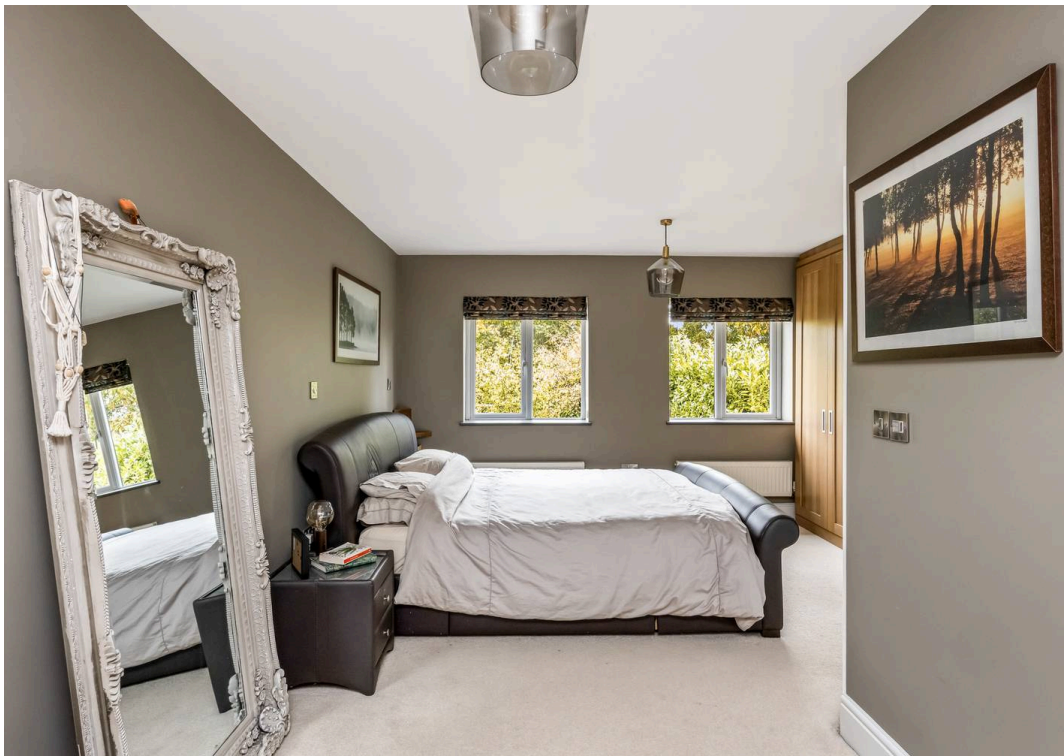
Internally, the property comprises of a spacious and inviting entrance hall, with a convenient WC to the front, and a large cloak room, ideal for storage. To the front of the property, there is a stunning lounge, with a range of bespoke fitted units, along the media wall, and large windows flooding the room with light.

To the rear of the property, there is a simply stunning, open plan kitchen/ dining / family room, which is truly the heart of the home. The kitchen, boasts a range of work top and storage space, along with an island, creating a focal point to the kitchen, there is also space for a range oven, maintaining the semi rural feel to the room. This is open plan onto a spacious family room, with bi folding doors, creating the perfect space to host and entertain. This is large enough for a full sized dining table, and a great space to unwind, with views over the beautiful garden. In addition to this, there is a utility room, with access onto the garden, and further storage space, and space for a range of white goods.









The first floor has plenty to offer too, with an extended master bedroom boasting matching 'his and her' wardrobes and a gorgeous en-suite, with a double width walk in shower. There is also a great second double bedroom, and a larger than average third bedroom, ideal as a home office or children's bedroom. Both benefitting from unrivalled views of the local countryside.

The property further benefits from a modern family bathroom, with both bath and shower facilities, and a loft room accessed via a hatch in the master bedroom. This fantastic additional space has a Velux window and would make a great office or 'children's den'.

Externally, there is an attractive lawn front garden with a driveway for multiple cars to the side. Whilst to the rear, there is an extensive rear garden which is approximately 75ft. The garden offers a large paved area for al fresco dining, and a large area of artificial lawn for all year round use. In addition to this, there is further area of lawn, and paved area, surrounded by mature trees and shrubs giving a great sense of privacy.

Located in this popular village location, the property is within walking distance to the local shops, public house, historic parish church and the Ofsted rated primary school. There is also a range of public walks and countryside walks, including Ardingly reservoir, the showground & Wakehurst Place. Haywards Heath is about 4 miles to the south providing a comprehensive range of shops, an array of restaurants and the main line train station.

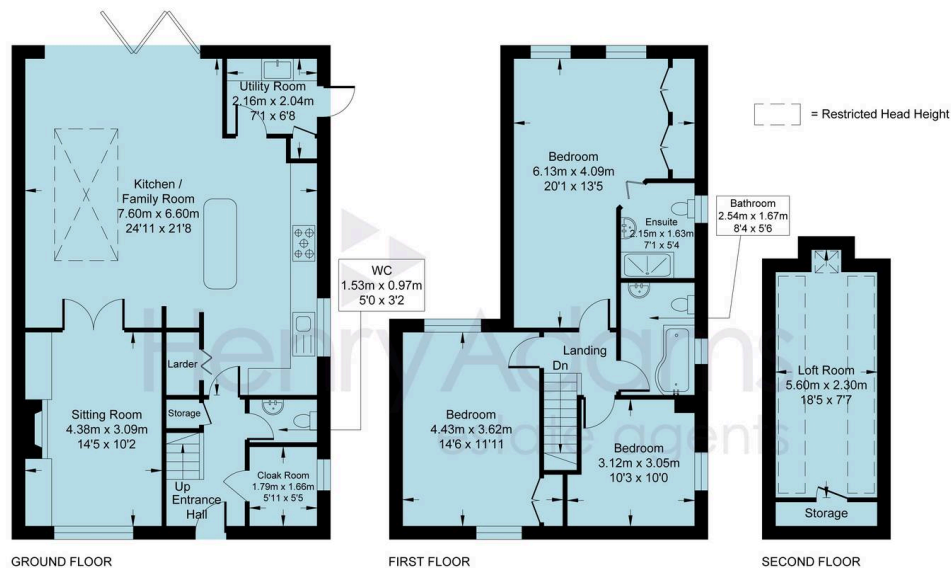
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Lodgelands

Approximate Internal Area = 1333.43 sq ft / 123.88 sq m
 Loft Area = 145.74 sq ft / 13.54 sq m
 Total Area = 1479.17 sq ft / 137.42 sq m
 For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.