



12, Puttock Way | Billingshurst | West Sussex | RH14 9ZJ

 **FOWLERS**
ESTATE AGENTS



12, Puttock Way

Billingshurst | West Sussex | RH14 9ZJ

£700,000 GUIDE PRICE

A detached five bedroom family home situated in a small close of four houses. Running alongside the close is a meandering path that provides a pleasant walk and offers short cuts to the doctor's surgery and village centre. At the front of the property is a wide drive providing off the road parking for several vehicles and this leads to the integral garage. The good size hall leads to a magnificent kitchen/dining room running the full width of the house with the kitchen having numerous integrated appliance and there is plenty of space for a large dining table. There are two sets of double opening doors leading to the garden. A good sized living room has an outlook to the front and there is a cloakroom. A turning staircase leads to a very generous landing which gives access to five bedrooms with the main bedroom having an en-suite shower and there is also a family bathroom. Windows have been fitted with shutters and there is a pleasant rear garden which has a patio adjacent the property, a large, shingled seating area and several areas of lawn.



Covered Entrance Canopy

Front door with double glazed insert, leading to:

Hall

Understairs cupboard with double glazed window, covered radiator.

Cloakroom

WC, wash hand basin with mixer tap, radiator.

Living Room

Aspect to the front with two double glazed windows both with fitted shutters, radiator.

Kitchen/Dining Room

A magnificent room running the full width of the property with a clearly defined dining area with twin double glazed double opening doors both with fitted shutters leading to the garden, two radiators. The kitchen comprises worksurface with inset sink unit having mixer tap, integrated washing machine and dishwasher, further matching worksurface with inset four ring gas hob with stainless steel extractor over and extractor hood, further worksurface with base cupboards and drawers beneath, integrated fridge/freezer, eye-level

cupboards, concealed gas fired boiler, double glazed window with fitted shutters.

Galleried Landing

Painted wooden balustrade over stairwell, two double glazed windows with fitted shutters, covered radiator, access to roof space, linen cupboard.

Main Bedroom

Two double glazed windows with fitted shutters, radiator, thermostat for heating, door to:

En-suite Shower

Tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, double glazed window, extractor fan.

Bedroom Two

Double glazed windows with fitted shutters, radiator.

Bedroom Three

Double glazed windows with fitted shutters, radiator.

Bedroom Four

Double glazed windows with fitted shutters, radiator.

Bedroom Five

Double glazed windows with

fitted shutters, radiator.

Family Bathroom

Suite comprising: panelled bath with mixer tap and electric mixer shower with fitted glazed screen, tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, chrome heated towel rail, linen cupboard, double glazed window, extractor fan.

Outside

To the front of the property is a brick paved double width drive providing off the road parking for two vehicles. This leads to:

Integral Garage

Up and over door, power and light.

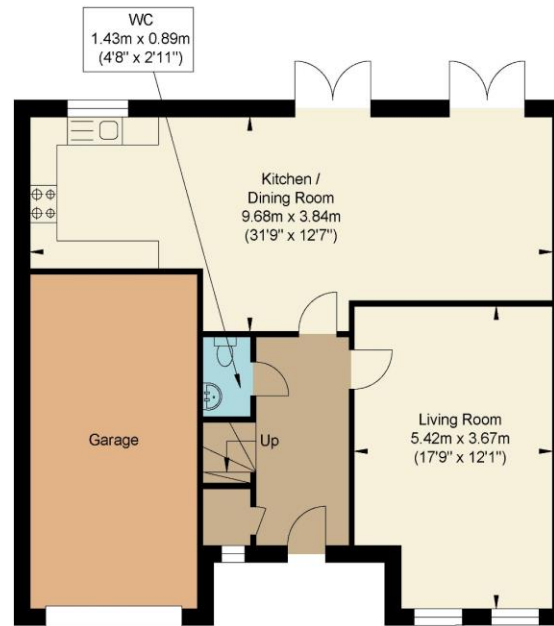
Rear Garden

Adjacent the property is a good sized patio which leads to an area mainly laid to lawn. There is then several steps leading to a raised shingled seating area with an additional area of lawn to the side.

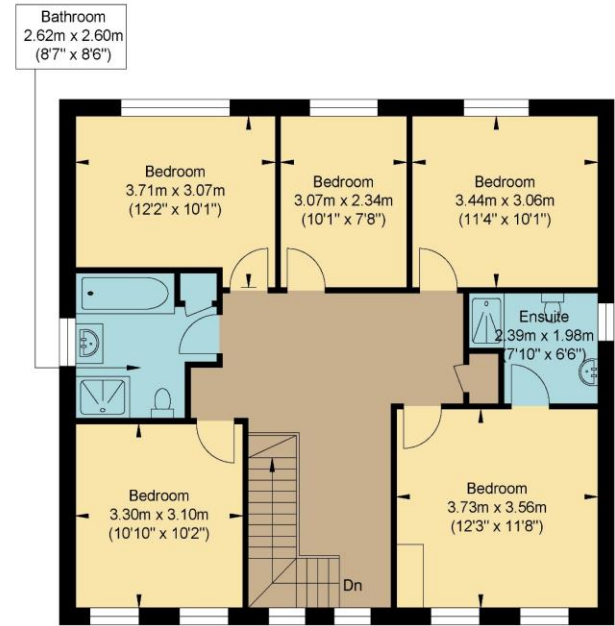
EPC RATING= B.
COUNCIL TAX= G.
ANNUAL SERVICE
CHARGE= £460.00



Puttock Way



Ground Floor
Approximate Floor Area
871.98 sq ft
(81.01 sq m)



First Floor
Approximate Floor Area
917.95 sq ft
(85.28 sq m)

Approximate Gross Internal Area (Including Garage) = 166.29 sq m / 1789.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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feel at home..."*

Managing Director:
Marcel Hoad



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.