



- **FOUR BEDROOM DETACHED 'OXFORD' DESIGN FAMILY HOME**
- **AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING**
- **IMMACULATE PRESENTATION**
- **GARAGE & OFF ROAD PARKING**
- **FEATURE 21'5" KITCHEN BREAKFAST ROOM**
- **SOUTH FACING REAR GARDEN**



Drift Road
Ferring BN12 6RD

£570,000

Built in 2023 by Redrow Homes to their 'Oxford' design, this substantial detached family home is presented to a very high standard throughout. Accommodation comprises of a large entrance hall, lounge, a feature 21'5" kitchen breakfast room with double opening doors to the rear garden, utility room and a downstairs cloakroom. To the first floor there are four double bedrooms and two bathrooms. Outside there is a South facing rear garden and off road parking to the front as well as a garage. Viewings are strongly advised to fully appreciate the quality of this property.

Entrance Hall 11' 1" x 6' 6" (3.38m x 1.98m)
Double glazed front door.

Lounge 16' 0" x 10' 7" (4.87m x 3.22m)
Leaded light double glazed bay window to the front.

Kitchen/Breakfast Room 21' 5" x 12' 8" (6.52m x 3.86m)
Double opening double glazed doors to the rear garden. Two Double glazed windows to the rear. Worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Four ring hob with stainless steel and glass extractor hood over. Built in double oven. Integrated dishwasher, fridge and freezer. Walk in storage cupboard. Inset ceiling spot lights.

Utility room 6' 6" x 5' 10" (1.98m x 1.78m)
Double glazed door to the rear garden. Worktop with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Storage cupboard. Space and plumbing for a washing machine. Space for a fridge or tumble dryer. Inset ceiling spot lights.

Cloakroom
Double glazed window to the side. Low level WC. Wash hand basin. Inset ceiling spot light.

First Floor Landing
Single panel radiator. Loft access.

Bedroom 1
Leaded light double glazed bay window to the front. Triple fitted wardrobes. Double panel radiator.

En-suite 6' 7" x 4' 0" plus shower space (2.01m x 1.22m)
Leaded light double glazed window to the front. Enclosed walk in shower cubicle with wall mounted controls. Low level WC. Wash hand basin. Heated towel rail. Inset ceiling spot lights.

Bedroom 2 12' 3" x 10' 6" (3.73m x 3.20m)
Double glazed window to the rear. Singla panel radiator.

Bedroom 3 13' 5" x 9' 10" (4.09m x 2.99m)
Leaded light double glazed window to the front. Double fitted wardrobe. Double panel radiator.

Bedroom 4 9' 8" x 9' 8"max (2.94m x 2.94m)
Double glazed window to the rear. Single panel radiator.

Family Bathroom 7' 6"max x 6' 8" (2.28m x 2.03m)
Double glazed window to the rear. Enclosed bath with wall mounted shower controls over. Low level WC. Wash hand basin. Heated towel rail. Inset ceiling spot lights.

Garage 19' 4" x 9' 8" (5.89m x 2.94m)
Up and over door, power and light.

Rear Garden
Enclosed with side access and being mainly laid to lawn. Paved patio area.

Front garden
Area of lawn and hardstanding providing off road parking.



