



11, Nightingale Walk | Billingshurst | West Sussex | RH14 9TY





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£575,000

A beautifully maintained and modernised detached bungalow situated in a quiet location, having excellent access to the village High Street with its many amenities. The property is situated on a corner plot with a good sized rear garden that has been extensively landscaped. At the rear is a detached double garage with parking to its front. The bungalow has been very well maintained and benefits from re-fitted kitchen with many integrated appliances and a re-fitted bathroom. The large living room leads to the dining area, and off the dining area is a quality heated conservatory with a clear glass roof and double doors opening onto the garden. The bungalow is being offered for sale with no ongoing chain.



Covered Entrance Porch

Replacement front door with double glazed inserts.

Hall

Covered radiator, access to roof space, airing cupboard, additional recessed cupboard.

Cloakroom

Re-fitted with a white suite comprising: concealed cistern w.c., wash hand basin with mixer tap, tiled splash back and storage under, radiator, double glazed leaded light window.

Living Room

Aspect to front with feature bay having double glazed leaded light windows, stone fire surround with matching hearth and inset coal effect gas fire, radiator, coved ceiling, oak and glazed bi-fold doors leading through to:

Dining Room

Aspect to the rear with outlook over garden, radiator, double glazed window, coved ceiling, large open plan through to:

Conservatory

Of brick and uPVC construction with double glazed windows and clear glazed roof, electric heater, recessed spot lights, double opening doors leading to the garden.

Kitchen

Outlook over the rear garden and has been re-fitted with a range of high-gloss white fronted units with stainless steel door furniture and contrasting light oak effect

worksurfaces comprising: worksurface with inset one and a half bowl stainless steel sink unit with mixer tap having base cupboard under, integrated dishwasher, space and plumbing for washing machine with wine rack to side, further matching worksurface with inset four ring ceramic hob with contemporary stainless steel and glass extractor over, base cupboards and drawers, further matching worksurface with base cupboards and drawers beneath, range of matching eye-level units, space for tall fridge/freezer, cooker unit housing double oven with storage above and below and retractable larder unit to side, cupboard concealing gas fired boiler with further storage beneath, double glazed door to rear garden, two further double glazed windows.

Bedroom One

Aspect to rear with outlook over garden, large double glazed picture window, radiator.

Bedroom Two

Aspect to front, fitted triple length wardrobe with storage over, radiator, double glazed leaded light window.

Bathroom

This large room has been re-fitted and has a panel bath with mixer tap and shower over with fitted shower screen, pedestal wash hand basin with mixer tap and mirror over also incorporating light, w.c., chrome heated towel rail, fully tiled walls, double glazed leaded light window, recessed spot lights.

Outside

The property is situated on a corner plot and has good sized areas of lawn to the front of the bungalow with a wide path leading to the front door.

Garden

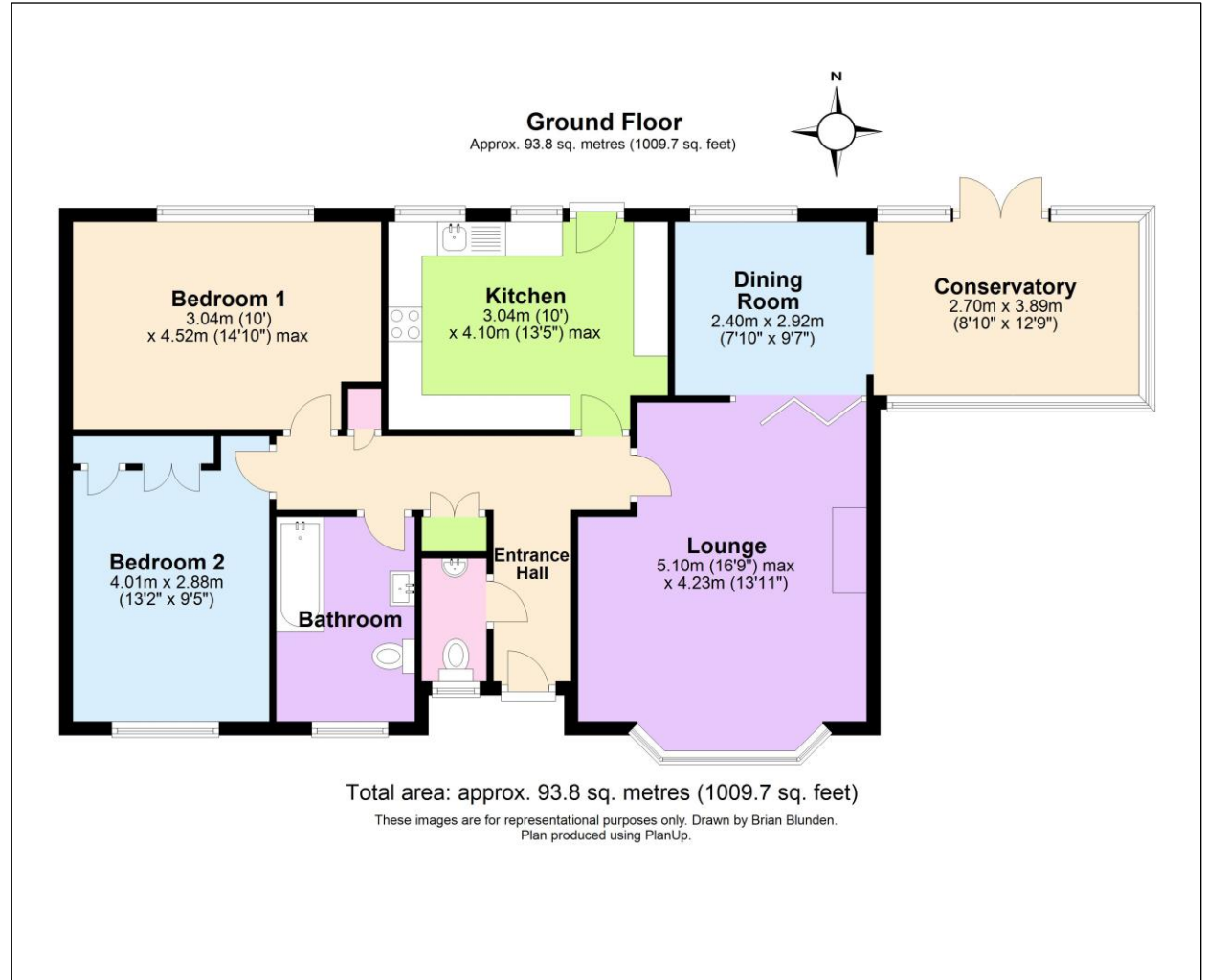
The generous sized rear garden has been the subject of much time and work by the present vendor and landscaping includes a good sized terrace adjacent the bungalow which leads to several areas of lawn with interspersed flowers, shrubs, and rockeries. To one side of the garden is a concreted area with a gate giving access to the front of the garage and drive. From the terrace a stone path and several steps meander along the garden and lead to the rear of the garage. To the side of the bungalow is a vegetable garden with greenhouse.

Double Garage and Drive

Being located at the rear of the garden and being of brick construction with power and light, electrically operated roller door, single glazed window and a door at the rear giving access to the garden. To the front of the garage is a wide private drive providing off the road parking for several vehicles.

EPC RATING=D
COUNCIL TAX BAND= F





"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

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