



Stanford Brook Way, Pease Pottage

Guide Price £375,000 – £400,000

**MANSELL
McTAGGART**
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- Semi detached home
- Two double bedrooms
- Built in 2020 by renowned builders Alphium by Thakeham homes
- Located within the popular Woodgate development of Pease Pottage
- Open plan modern living downstairs
- South facing rear garden
- Off road parking with EV charger
- Remainder of NHBC warranty
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A well-presented two double bedroom semi-detached home, built in 2020 to the Lyra design from Alphium by Thakeham homes on the highly sought-after Woodgate Development in Pease Pottage. The property occupies a generous plot with a south facing garden and driveway parking to the side. Upon entry to the house, you are immediately welcomed by the open plan living accommodation comprising a kitchen, dining and living area with windows to front and French doors opening directly onto the rear garden allowing natural light to flow through from front to back. The kitchen has a central island providing additional work top space and further units beneath with integrated appliances including; electric oven with ceramic hob and stainless-steel extractor hood over, dishwasher and a fridge/freezer. There is ample space for a dining table and chairs at one end with further space for living room furniture to the rear, enjoying the views of the rear garden.





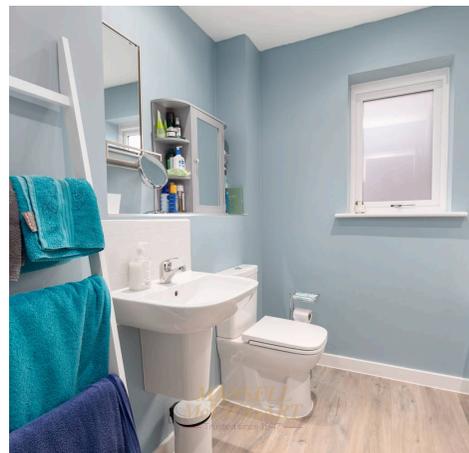
In addition, there is a useful understairs storage cupboard with space and plumbing for a washing machine. Completing the downstairs is a cloakroom comprising a low-level WC, wash hand basin and opaque window to front.

Heading upstairs, the first-floor landing offers access to both bedrooms, family bathroom as well as the loft and airing cupboard. The main bedroom is a generous size double bedroom overlooking the rear garden with plenty of space for a super king size bed and freestanding wardrobes. A second double bedroom looks out to the front of the property with fitted storage cupboard. Both bedrooms have almost floor to ceiling full length windows allowing plenty of natural light to flood both rooms. Finally, the family bathroom is fitted in a modern and contemporary white suite comprising a panel enclosed bath with wall mounted shower unit and glass shower screen, low level WC, wall mounted wash hand basin, and opaque window.

Outside, there is a small front garden with footpath to front door and a lengthy, private driveway to side allowing parking for two vehicles and EV charger. A side gate provides access to the south facing rear garden, which is of a generous size and is mainly laid to lawn with a patio area abutting the rear of the property ideal for outdoor seating, shed and all enclosed by wooden panel fencing.

Agents Note

There is an Annual Service Charge of £460.



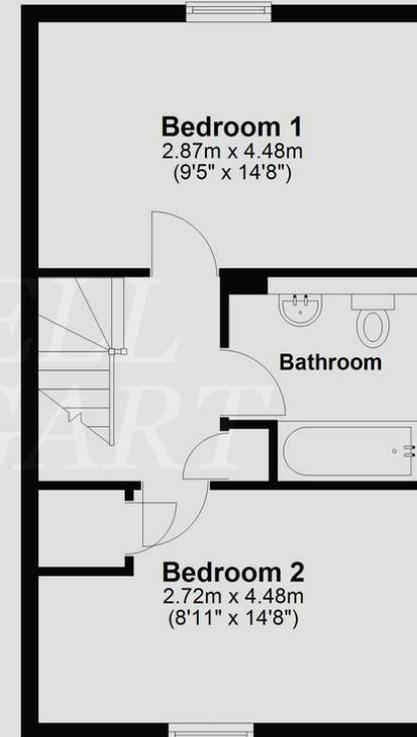
Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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