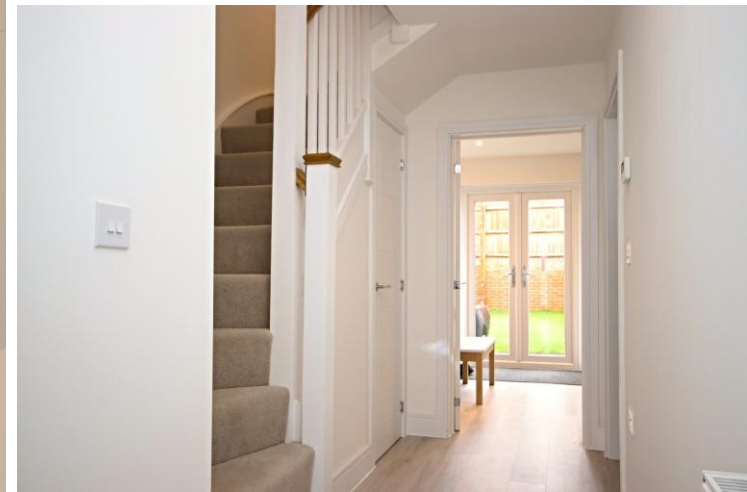




11, Burdock Road | Horsham | West Sussex | RH12 6AA





11, Burdock Road

Horsham | West Sussex | RH12 6AA

OFFERS OVER £520,000

Built just a year ago by the highly regarded Cala Homes, this immaculate three-bedroom detached home offers beautifully appointed accommodation arranged over two floors, perfectly suited to modern family living. Enjoying an attractive open outlook to the front across communal green space, the property effortlessly combines a peaceful setting with contemporary style.



The ground floor welcomes you with a stunning kitchen/dining room, thoughtfully designed and fitted with upgraded integrated appliances, including twin ovens, fridge freezer, dishwasher, washer dryer and induction hob. The dining area enjoys delightful views over the rear garden, with patio doors providing seamless access, ideal for entertaining or summer evenings outdoors. To the front of the property, the spacious lounge is bathed in natural light thanks to large picture-frame windows that frame the open outlook beyond. A generously sized downstairs cloakroom completes the ground floor.

Adding a touch of luxury and continuity, Amtico flooring runs through the entrance hall, cloakroom, kitchen/dining room and bathrooms, enhancing both style and practicality.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted double wardrobes with sleek sliding doors and a stylish ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom, complete with bath, overhead shower and glass screen.

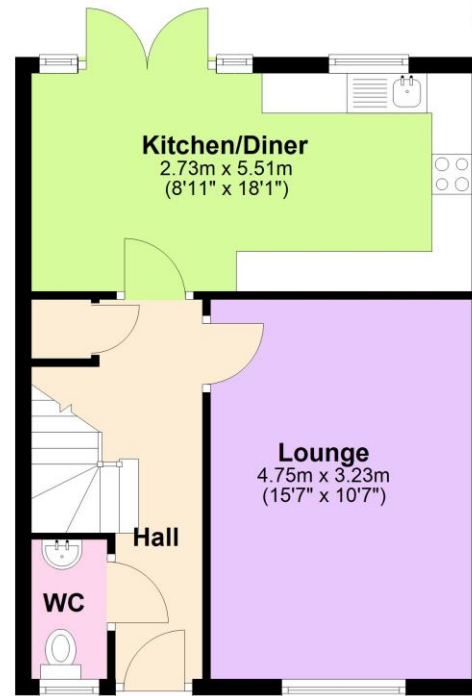
Outside, the private rear garden is partially walled and laid mainly to lawn, offering a safe and secure space for families and pets. Located in the garden is a rainwater butt, double electric socket and a cold-water tap. A pathway leads to steps rising to the rear gate, which opens onto the driveway. The property further benefits from a garage with power, lighting and an EV charging point, perfectly catering to modern lifestyles.

A superb opportunity to acquire a nearly new home in a desirable setting, early viewing is highly recommended.

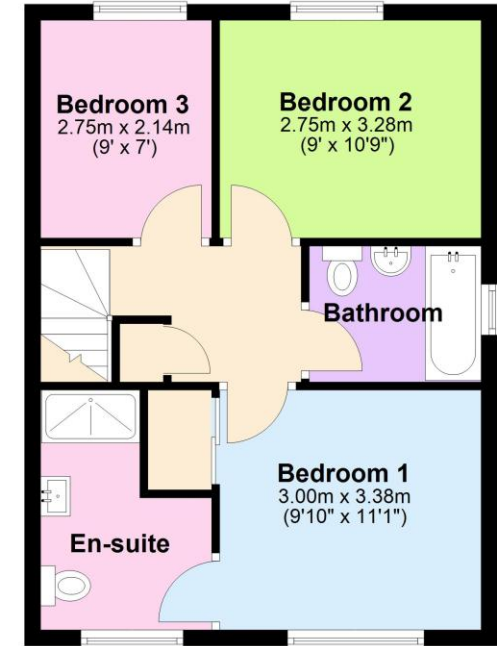
EPC RATING=B
COUNCIL TAX= E
ESTATE
CHARGE=£303.70pa



Ground Floor
Approx. 41.7 sq. metres (448.8 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.4 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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



Managing Director:
Marcel Hoad

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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.