





5 Wintergreen Way

Sayers Common, Hassocks

A beautifully presented detached bungalow in an exclusive, gated, cul-de-sac of just nine properties with large corner plot garden and allocated parking for two cars. This property is perfect for those looking for a single level property requiring no work, benefitting from a remainder of NHBC guarantee as well.

Front: Access to the development is by an electronic gate with pin code entry into the estate of just nine properties. There is allocated parking for two cars. The front garden consists of an area of lawn, some mature shrubs and trees and a path leading to the uPVC double glazed front door leading into;-

Hallway: Laid with 'Fusion' LVT flooring with doors accessing all rooms, fuseboard, storage cupboard with coat hooks and shoe storage, utility cupboard with space and plumbing for washing machine, loft hatch with pull-down ladder accessing the boarded storage space and doors accessing all rooms.

Bedroom one: Laid with 'Cormar' carpet, a spacious and bright double bedroom with uPVC double glazed window to rear garden, large fitted wardrobe with sliding doors, space for king size bed and additional freestanding storage.

Bedroom two: Laid with 'Cormar' carpet, another good size double bedroom with uPVC double glazed window to front, space for king size bed and freestanding storage.



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Bathroom: Fully tiled floor and walls, low level w/c, basin with fitted vanity storage drawer, large walk-in shower cubicle with rainfall and detachable shower heads.

Open-plan Kitchen/Dining/Living Room: Laid with 'Fusion' LVT flooring, a spacious and bright dual aspect room with uPVC double glazed windows to front and uPVC double glazed bi-folds to access the rear garden. At the front is space for sofas and TV stand creating a living room space.

Kitchen: 'Magnet' kitchen with a number of eye and base level units, Dunham Dove grey coloured eye units and Dunham midnight blue base level units with Silestone countertops. There are a number of integrated appliances including Zanussi dishwasher, AEG 4-ring induction hob with extractor hood overhead, chest-high AEG oven, AEG microwave and Zanussi fridge freezer. There is space for a 6-8 person dining table.

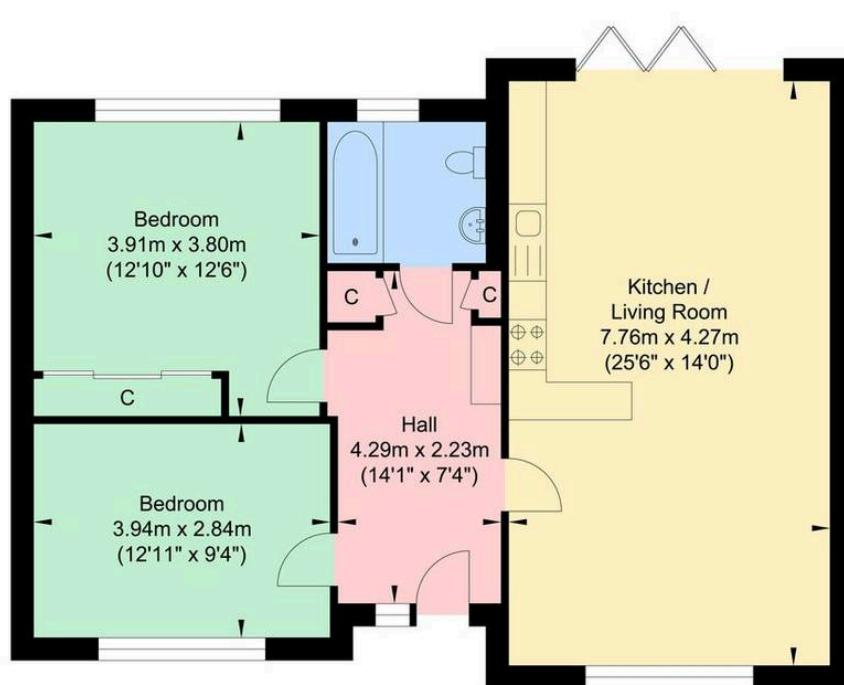
Rear garden: Bi-fold doors lead into the large south/west facing corner plot rear garden. There is patio space for outside seating and dining with further patio space for further seating. Dedicated with allotment beds and a large area of hardstanding with a 12' x 8' shed for outside storage. There is also side access to the front and parking spaces.

Agents notes: there is a service charge of £280 per annum to pay for any upkeep of the estate. The bungalow has underfloor heating throughout with individual thermostat control panels in each room. Approx. 7 years remaining on NHBC guarantee.

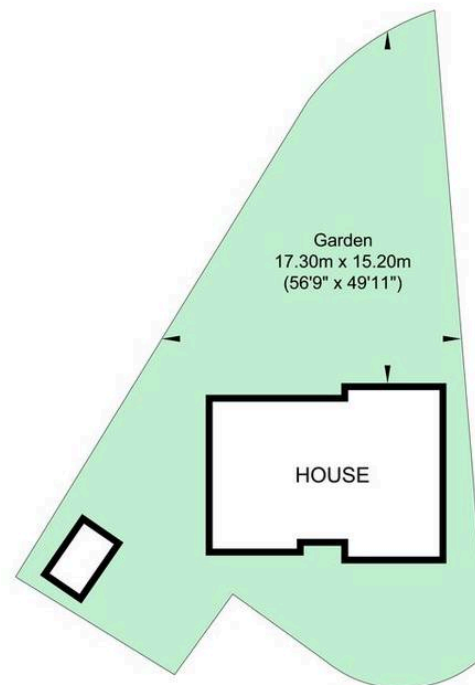
Council Tax band: D, EPC: B



Wintergreen Way



Approximate Floor Area
810.30 sq ft
(75.28 sq m)



Site Plan (Not To Scale)

Approximate Gross Internal Area = 75.28 sq m / 810.30 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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