6, Primrose Cottages I Daux Way I Billingshurst I RH14 9TG

FOWLERS
ESTATE AGENTS

6, Primrose Cottages

Daux Way | Billingshurst | RH14 9TG

£399,000

A character semi-detached property with the benefit of a loft conversion having regulation approval to make a wonderful third bedroom with two double glazed skylight windows. On the first floor the main bedroom has its own large en-suite shower and there is a further double bedroom. The ground floor has a living room to the front with a large square bay window and there is a log burner to keep the room cosy on the winter evenings. Towards the rear of the property is a wonderful, large kitchen/dining room that is the hub of the house with plenty of space for a large kitchen table and an extensively fitted kitchen with several integrated appliances. At the rear of the cottage is a family bathroom with a white suite. The rear garden is of a good size with wide patio adjacent to the cottage, an area of lawn and towards the rear boundary is a vegetable garden and two sheds. The property is situated on the outskirts of Billingshurst with pleasant walks nearby and the access to the train station and Tesco store is excellent. Just beyond the train station is the leisure centre and the schools with the village centre just beyond.

Entrance
Front door with leaded light glazed insert, leading to:

Entrance Hall
Tiled floor, staircase to first floor, door to:

Living Room
Aspect to front with square bay having double glazed windows, recessed wood burner with raised slate hearth, radiator.

Kitchen/Dining Room
Large open plan room being the centre of the house with a clearly defined dining area with a double glazed window to side, radiator. The extensively fitted kitchen comprises: worksurface with inset sink unit having mixer tap and base cupboard under, space and plumbing for washing machine and slim-line dishwasher, further matching worksurface with integrated oven with base cupboards and drawers to either side, fitted gas hob with extractor hood over, peninsula worksurface with base cupboards beneath, space for tall fridge/freezer, eye-level cupboards, wall-mounted gas fired boiler, double glazed window and double glazed door leading to rear garden, understairs cupboard.

Bathroom
White suit comprising: panelled bath with mixer shower over and fitted shower screen, pedestal wash hand basin with glazed shelf over and a shaver point, w.c., tiled floor, chrome heated towel rail, double glazed skylight window.

First Floor Landing
Access doors to two of the bedrooms and a further door leading to a turning staircase that gives access to the second floor bedroom.

Bedroom One
Double glazed window, recessed understairs cupboard with hanging rails, radiator, door to:

En-suite Shower Room
Large shower cubicle with mixer tap with hand held shower attachment plus drench head, pedestal wash hand basin, w.c., antique style radiator/heated towel rail, double glazed window, tiled floor, tiled walls.

Bedroom Two
Aspect to the front with double glazed windows, radiator.

Loft Room/Bedroom Three
Two large double glazed skylights with fitted blinds, radiator, access to eaves storage.

Parking
Daux Way has times when parking is restricted to permit only which benefits the residents and makes parking on the road very accessible to residents. The sellers pay approximately £35.00 a year for a permit and further permits can be purchased if required.

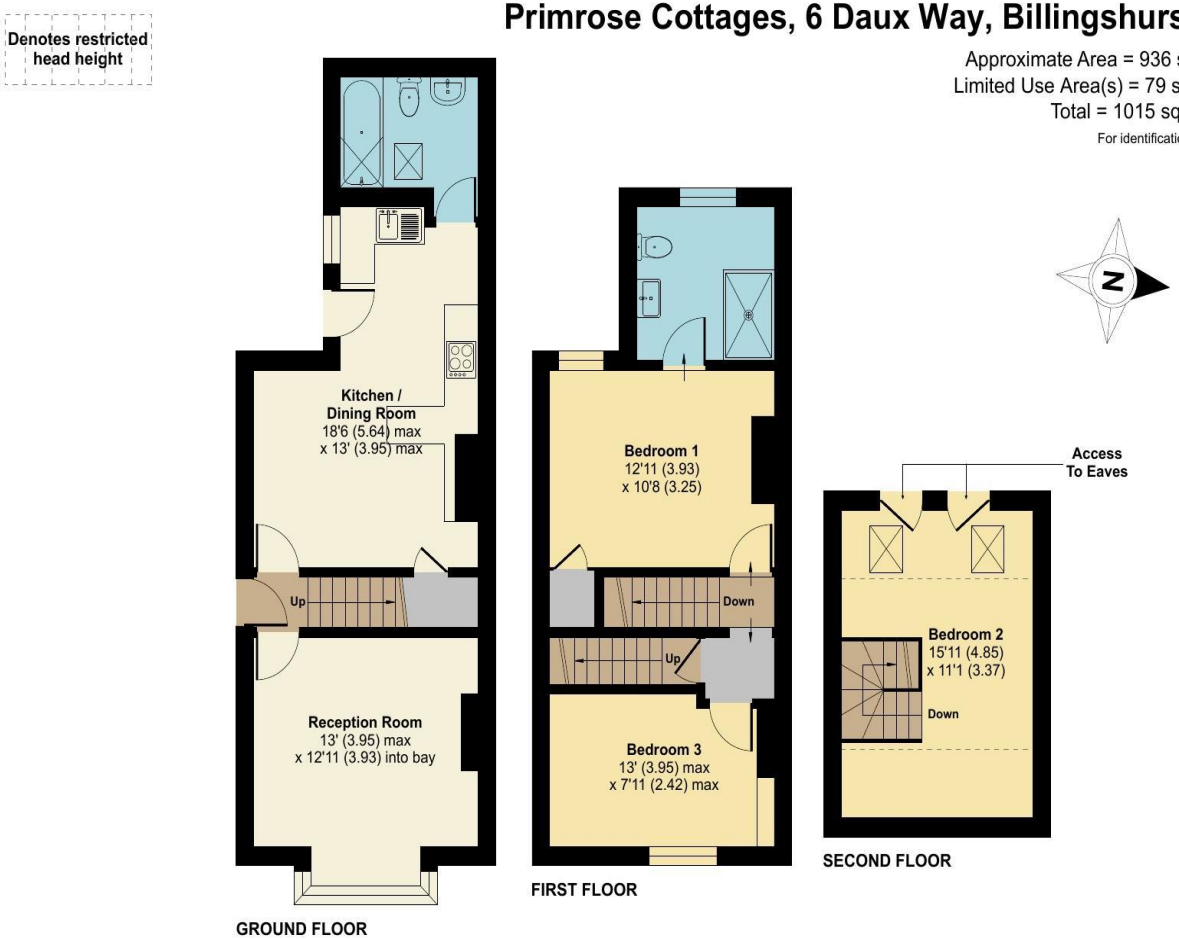
Front Garden
The front garden is almost entirely slate shingled with a brick retaining wall, wooden gate and brick paved path running down the side of the property leading to the front door. There is then a secure gate which leads to:

Rear Garden
Adjacent the property is a large, paved patio running the full width of the plot which leads to a good sized area of lawn with a central path which runs towards the rear boundary where there is a vegetable garden and two timber garden stores.

EPC RATING= D
COUNCIL TAX= C

Primrose Cottages, 6 Daux Way, Billingshurst, RH14

Approximate Area = 936 sq ft / 87 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Total = 1015 sq ft / 94.3 sq m
For identification only - Not to scale



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"We'll make you feel at home…"

Managing Director:
Marcel Hoad

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