



## Hedge End

North Common Road, Wivelsfield Green, RH17 7RH



Mark Revill & Co



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RH17 7RH

**Guide Price £625,000**

This attractive detached family house offers bright, spacious and well planned accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This excellent home incorporates 4 bedrooms (4 double), 2 bathrooms (one en suite to the main bedroom), good size sitting room with open fireplace and doors to a separate dining room, a home office, downstairs cloakroom and a fitted kitchen with useful utility room. There is an attached garage approached by a wide block paved drive and turning area offering space for 5 vehicles and the attractive rear garden extends to about 66 feet in depth x 46 feet in width arranged with a wide paved sun terrace and level lawn areas.

Situated in this sought after village location within walking distance of a local shop/post office, inn/restaurant, village hall, recreation ground and a well-regarded primary school. Haywards Heath is about 3 miles to the north, Burgess Hill 3.8 miles to the west and Lewes 8.8 miles to the south, all of which offer a wide range of shops, an array of restaurants, a modern leisure complex, several superstores and a mainline railway station (Haywards Heath to Victoria/London Bridge 42-45 minutes). Gatwick Airport is 17 miles to the north, the cosmopolitan city of Brighton and the south coast is less than 13 miles distant, whilst the South Downs National Park lies about 5 miles away offering a beautiful natural venue for countryside walking.





## GROUND FLOOR

**Spacious Entrance Hall** Double glazed replacement front door. Understairs cupboard. Double glazed window. Ceiling downlighters. Tiled floor.

**Cloakroom** White suite comprising close coupled wc and basin with single lever mixer tap, tiled splashback. Extractor fan. Tiled floor.

**Sitting Room** 16'11" x 12'3" (5.16m x 3.73m) Natural stone open fireplace and hearth, polished timber mantle. TV aerial point. Double glazed window. 2 radiators. Real wood flooring.

**Dining Room** 12'1" x 10'10" (3.68m x 3.30m) Enjoying an outlook over the rear garden. Decorative ceiling rose. Radiator. Wood flooring. Double glazed casement doors flanked by tall double glazed window to outside.

**Home Office** 11'10" x 7'9" (3.61m x 2.36m) Walk-in coats/storage cupboard. Double glazed window. Electric radiator. Wood effect laminate flooring.

**Kitchen** 14'5" x 7'8" (4.39m x 2.34m) Well fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, extensive work surface, cupboards, drawers and plumbing for dishwasher under. Recessed brushed steel **range cooker** incorporating 2 electric ovens, grill, 5 ring hob and hot plate, brushed steel extractor hood over. Further work surface with cupboards and drawers under. Range of wall cupboards. Space for American style fridge/freezer. 2 double glazed windows. Radiator. Part tiled walls. Tiled floor.

**Utility Room** 7'9" x 6' (2.36m x 1.83m) Inset stainless steel sink with single lever mixer tap, adjacent top, cupboard, **wine fridge** and appliance space beneath. Plumbing for washing machine. Tall storage cupboard. Wall cupboards. Double glazed window. Radiator. Part tiled walls. Tiled floor. Double glazed door to outside.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space.

**Bedroom 1** 14' maximum x 12'3" maximum (4.27m x 3.73m) 2 built-in double wardrobes, one with cupboard over. Double glazed window. Radiator.

**En Suite Bathroom** White suite comprising bath with mixer tap and shower attachment, glazed screen, pedestal basin with mixer tap, close coupled wc. Double glazed window. Radiator. Ceiling downlighters. Fully tiled walls. Tiled floor.

**Bedroom 2** 12'11" x 12'4" (3.94m x 3.76m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

**Bedroom 3** 13'8" x 10' (4.17m x 3.05m) Built-in double wardrobe with cupboard over. Double glazed window. Radiator.

**Bedroom 4** 10' maximum x 9' maximum (3.05m x 2.74m) Built-in double wardrobe. Adjacent built-in airing cupboard housing hot water cylinder. Double glazed window. Radiator.

**Bathroom** White suite comprising shaped bath with centrally mounted single lever mixer tap, independent shower over, curved glazed screen, tiled surround, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Tiled floor.

## OUTSIDE

**Attached Garage** 17'10" x 7'8" (5.44m x 2.34m) Up and over door. Light and power points. Wall mounted gas boiler.

**Block Paved Drive and Turning Area** Offering space for 5 vehicles.

**Front Garden** Laid to lawn with flower/shrub beds.

**Attractive Rear Garden** About 66 feet (20.12m) in depth and 46 feet (14.02m) in width. Arranged with a wide L shaped block paved sun terrace with brick retaining walls and central steps to raised level lawn enclosed on three sides by established flower and shrub borders containing a variety of shrubs including lilac, buddleia, etc. Timber arch clad with honeysuckle and climbing rose to a further area of lawn. The garden is fully enclosed by timber fencing and a tall mature beech hedge to the rear boundary offering shelter and seclusion. Side access with gate.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	58
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



