



128 Renfields
Bolnore Village, Haywards Heath, West Sussex, RH16 4UG

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Guide Price £475,000

This exceptional semi detached house was built and finished to an extremely high specification by Crest Nicholson in 2013. This superb home is immaculately presented throughout offering bright, spacious and well designed accommodation arranged over three floors having the benefit of gas fired central heating and double glazing. Features include a spacious sitting/dining room with doors opening to the rear garden, an excellent comprehensively fitted kitchen/breakfast room complete with Bosch appliances, 4 bedrooms (3 double), shower room to the top floor master bedroom suite and a luxury family bathroom. There is an attached garage approached by a private drive offering parking for 2 vehicles and the delightful professionally landscaped rear garden is arranged with a wide paved sun terrace with steps to a level lawn enclosed by well stocked borders containing a wide variety of colourful plants, shrubs and specimen trees.

Situated in this quiet location at the northern end of Bolnore Village within walking distance to a good local shop and the well regarded Bolnore Village Primary School. There is a footpath close by providing access to Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and to the town centre with its wide range of shops and array of restaurants in The Broadway. The town has a modern leisure complex, Sainsburys and Waitrose superstores and several



parks and is located less than 5 miles to the west of the A23 providing direct access to the motorway network, Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Porch Attractive composite front door to:

Hall Radiator. Amtico flooring. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, basin with single lever mixer tap. Extractor fan. Double glazed window. Radiator. Amtico flooring.

Kitchen/Breakfast Room 10'9" x 8'3" (3.28m x 2.51m) Double aspect. Comprehensively fitted with an attractive range of units complete with Bosch appliances comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces and upstands, cupboards, drawers, integrated dishwasher under. Built-in electric oven, cupboard under and over. Integrated tall fridge/freezer. Fitted brushed steel 4 ring gas hob with glass splashback and extractor hood over flanked by wall cupboards. Further range of wall units (one glazed). Plantation shutters. Radiator. Amtico flooring.

Sitting and Dining Room 16'5" x 15'10" (5.00m x 4.83m) Built-in coats/storage cupboard. Media plate. 2 radiators. Amtico flooring. Double glazed casement doors to rear garden.

FIRST FLOOR

Landing Built-in slatted shelved airing cupboard. Stairs to top floor.

Bedroom 2 15' x 8'11" (4.57m x 2.72m) Built-in double wardrobe with floor to ceiling sliding doors. Plantation shutters. Radiator. Amtico flooring.

Bedroom 3 12'4" x 8'3" (3.76m x 2.51m) Media plate. Plantation shutters. Amtico flooring.

Bedroom 4 9'5" x 6'7" (2.87m x 2.01m) Plantation shutters. Media plate. Radiator. Amtico flooring.

Bathroom White suite comprising bath with mixer tap and independent shower over, wc with concealed cistern, basin with single lever mixer tap. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Amtico flooring.

TOP FLOOR

Master Bedroom Suite
Bedroom with Dressing Room 27'9" x 15'9" (8.46m x 4.80m) Excellent range of fitted wardrobes incorporating hanging rails and shelving. Further tall shelved storage cupboard. 2 radiators. Velux window. Plantation shutters.

Shower Room White suite comprising walk-in fully tiled glazed shower, wc with concealed cistern, basin with single lever mixer tap. Extractor fan. Heated chromium ladder towel warmer/radiator. Velux window. Ceiling downlighters. Amtico flooring.

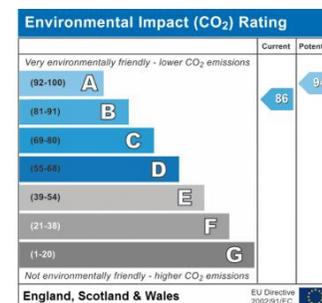
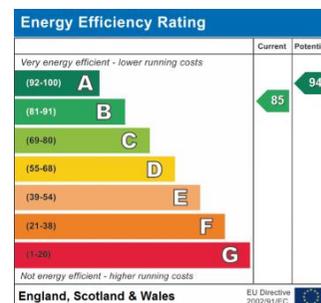
OUTSIDE

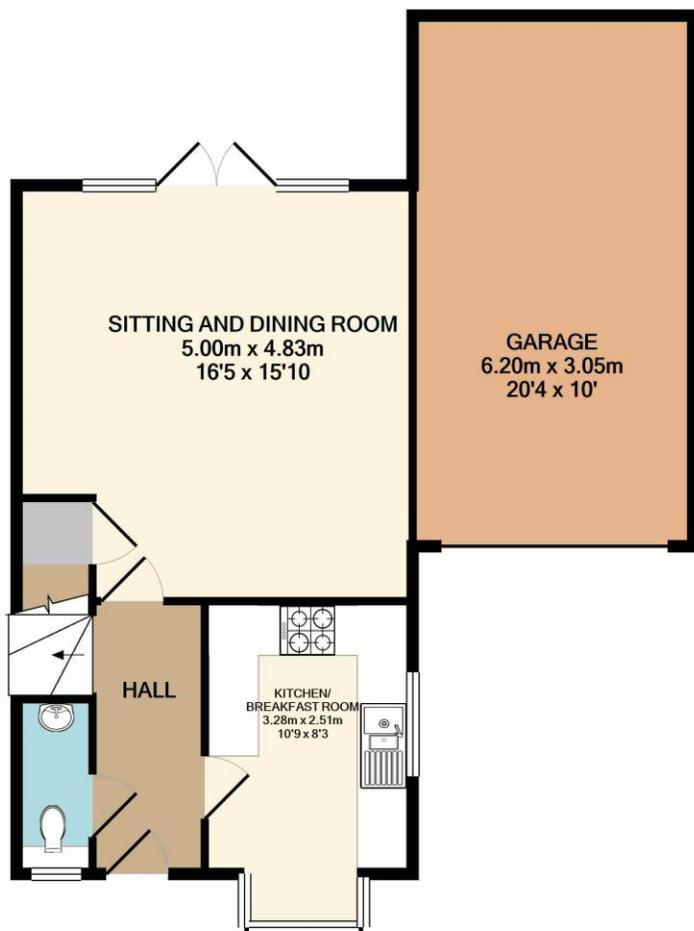
Attached Garage 20'4" x 10' (6.20m x 3.05m) Up and over door. Light and power points. **Private Drive** offering parking for 2 vehicles.

Front Garden Neatly laid to lawn with central path deep herbaceous beds adjacent to the house.

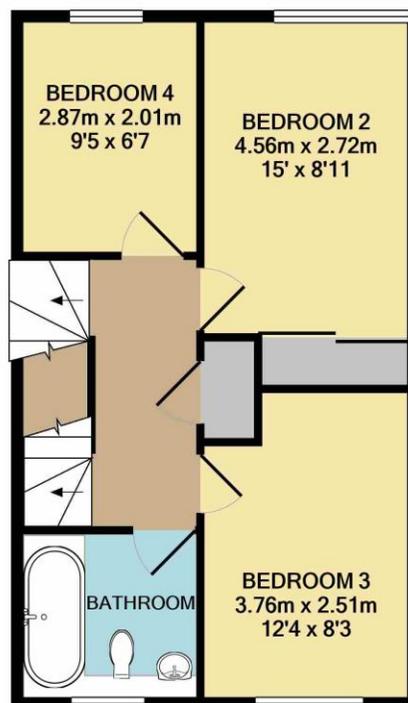
Most Attractive Landscaped Rear Garden Arranged on two tiers with a wide paved sun terrace extending the width of the house with timber retaining walls, central steps flanked by colourful flower beds to a level well tended lawn enclosed with herbaceous borders planted with a wide variety of colourful flowers, shrubs and cypress firs. Good size **timber shed**. Outside light and water tap. The garden is fully enclosed by close boarded fencing.

Estate Maintenance About £300 per annum.

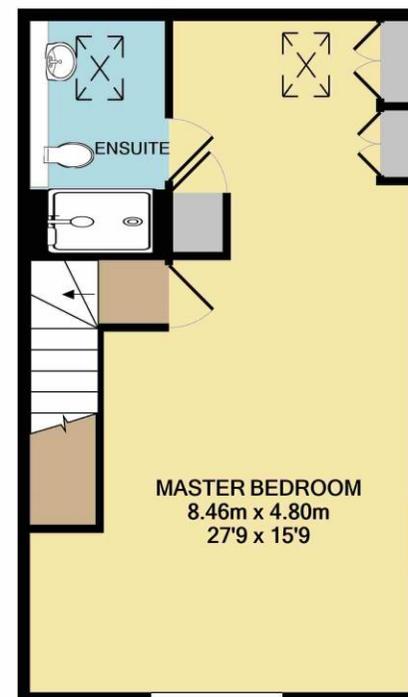




GROUND FLOOR
APPROX. FLOOR
AREA 62.4 SQ.M.
(671 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.6 SQ.M.
(427 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 39.1 SQ.M.
(421 SQ.FT.)

TOTAL APPROX. FLOOR AREA 141.1 SQ.M. (1519 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.
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