



5 Badger Drive
Haywards Heath, RH16 1EP



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£725,000

This fine detached family house occupies a highly desirable location enjoying a favoured southerly aspect backing onto Blunts Wood Nature Reserve. The bright, spacious and well planned accommodation has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, en suite shower room, bathroom, downstairs cloakroom, a fine sitting room with bay window overlooking the rear garden, family room, separate dining room, home office and an excellent well fitted kitchen/breakfast room. There is an attached garage approached by a private drive and the most attractive rear garden extends to about 94 feet in length enjoys a favoured southerly aspect backing onto a nature reserve and is arranged with a large sheltered paved sun terrace with steps leading up to a good size fully enclosed lawn

Badger Drive lies immediately off Sherwood Drive on the much favoured west side of town within walking distance of Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The well regarded Harlands Primary School, the Sixth Form College and Warden Park Academy are all within easy reach and the property lies adjacent to Blunts Wood Nature Reserve offering a natural venue for countryside walking. The town centre with its wide range of shops is close at hand as is The Broadway with its array of restaurants whilst Waitrose and Sainsbury's superstores and the Dolphin Leisure



complex are all within the immediate vicinity. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 13 miles to the north, the cosmopolitan city of Brighton and the coast is 15.8 miles to the south, whilst the South Downs National Park is within an easy drive.

GROUND FLOOR

Porch Outside light and power point. uPVC panelled front door and double glazed screen to:

Hall Built-in coats/store cupboard. Understairs storage cupboard. Radiator. Wood block flooring. Stairs to first floor.

Cloakroom White suite comprising close coupled wc, inset basin, adjacent top, tiled splashback and cupboard beneath. Extractor fan. Radiator. Wood effect vinyl flooring.

Office 7'5" x 6'1" (2.26m x 1.85m) Tall built-in shelved storage cupboard. Double glazed window. Radiator. Wood block flooring.

Sitting Room 18'10" x 13' (5.74m x 3.96m) Wide double glazed bay window overlooking the rear garden. TV aerial point. 2 radiators. Opening to:

Family Room 16'2" x 7'6" (4.93m x 2.29m) Double glazed window. Radiator.

Dining Room 12'5" x 8'11" (3.78m x 2.72m) Radiator. Wood block flooring. Double glazed casement doors to rear garden. Glazed doors to:

Kitchen/Breakfast Room 19'2" x 8'10" (5.84m x 2.69m) Well fitted with an attractive range of shaker style units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, integrated **dishwasher** and appliance space with plumbing for washing machine beneath. Recess for cooker with brushed steel extractor hood over flanked by a range of wall cupboards. Matching worktop, bin storage and drawers under. Further matching worktop, cupboards, drawers and appliance space beneath. Further range of wall cupboards. Good size built-in larder cupboard. Double glazed window. Ceiling downlighters. Tiled effect vinyl flooring. Double glazed door to outside.

FIRST FLOOR

Landing Hatch with pull down ladder to part floor boarded loft space. Built-in slatted shelved airing cupboard housing Glow-worm gas boiler and pre-insulated hot water cylinder.

Bedroom 1 13'1" x 12'4" (3.99m x 3.76m) Large wardrobe recess. Double glazed window. Radiator.

En Suite Shower Room White suite comprising glazed shower, inset basin with single lever mixer tap, shelf on either side with cupboards beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. High level double glazed window. Fully tiled walls. Vinyl flooring.

Bedroom 2 15'9" x 9' (4.80m x 2.74m) Good size built-in double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bedroom 3 12'4" x 8'10" (3.76m x 2.69m) Built-in double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bedroom 4 9'10" x 6'5" (3m x 1.96m) Good size built-in double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bathroom White suite comprising bath with mixer tap, pedestal basin with mixer tap, close coupled wc. Shaver point. Heated ladder towel warmer/radiator. High level double glazed window. Fully tiled walls. Wood effect vinyl flooring.

OUTSIDE

Attached Garage 19'4" x 9'6" (5.89m x 2.90m) Up and over door. Tall vaulted ceiling. Light and power points. Gas and electric meters. Fitted worktop. Range of wall cupboards.

Private Drive

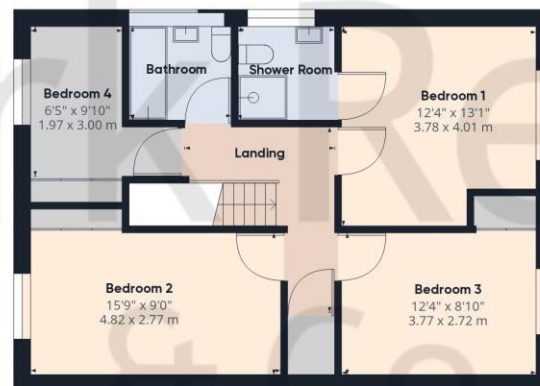
Front Garden Laid to lawn with shrub border containing hydrangea. Natural stone paved steps and path to entrance.

Most Attractive South Facing Rear Garden About 94 feet (28.65m) in length x 40 feet (12.19m) in width. Arranged with a large paved sun terrace adjacent to the house with deep herbaceous corner bed containing a variety of flowers and established shrubs, further shrub bed. High red brick retaining wall, steps with wrought iron balustrade to upper area arranged as a good size lawn interspersed with several small trees with a variety of shrubs and trees planted to the boundaries including red robin, eucalyptus, laurel, pieris, etc. Wide paved side access on the west side of the house with timber gate to front. The garden is fully enclosed by clipped hedging to the upper area and timber fencing to the terrace.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1686.33 ft²

156.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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