



Cluaran

North Common Road, Wivelsfield Green. RH17 7RH



Mark Reville & Co

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£625,000

This excellent detached village house offers bright, spacious and beautifully presented accommodation and enjoys a delightful well stocked south facing rear garden. This splendid home has the benefit of gas central heating and double glazing and incorporates 3 bedrooms a refitted en suite shower room to the main bedroom, luxury bathroom, downstairs cloakroom, a fine living room, separate sitting room and a superb comprehensively fitted kitchen/dining room complete with appliances. There is an attached garage approached by a wide block paved drive offering parking for 3 vehicles and the beautiful rear garden which extends to about 45 feet in width x 42 feet in depth arranged as a well tended lawn, raised paved sun terrace with herbaceous borders extremely well stocked with a wide variety of plants and shrubs

Situated in this sought after village location close to a local shop/post office, pub/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 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 coast is less than 13 miles distant, whilst the South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.



GROUND FLOOR

Large Entrance Porch Attractive composite front door to:

Hall Large double glazed window. Radiator with decorative cover. Karndeane wood effect flooring.

Cloakroom White suite comprising close coupled wc and basin with single lever mixer tap, tiled splashback and cupboard beneath. Tiled display shelf. Double glazed window. Radiator. Karndeane wood effect flooring.

Living Room 14' x 13'9" (4.28m x 4.21m) A delightful room enjoying an outlook over the rear garden. Attractive fireplace with wood burning stove. Oak mantle and slate hearth. TV aerial point. 2 wall light points. Double glazed sliding doors to sun terrace.

Sitting Room 12'4" x 9'8" (3.78m x 2.95m) A fine triple aspect room with 2 sets of double glazed doors to rear garden and sun terrace. TV aerial point. Tall double glazed window. Electric underfloor heating. Wide opening to:

Excellent Kitchen/Dining Room 19'7" x 10'6" (5.97m x 3.21m) Comprehensively fitted with attractive range of shaker style units with Dekton work surfaces and upstands complete with Neff appliances, comprising sink with mixer tap, adjacent work surface, cupboards, drawers, integrated **dishwasher** and **washing machine** beneath. Matching worktop, cupboards and deep pan drawers under. Fitted **4 ring gas hob** with glass splashback and brushed steel extractor hood over flanked by wall cupboards. Further worktop, cupboards under. Built-in **electric double oven**, drawers under, cupboard over, adjacent tall storage cupboard. Recess for tall fridge/freezer. Worktop lighting. Double glazed window. 2 upright contemporary radiators. Karndeane wood effect flooring. Double glazed door to outside.

FIRST FLOOR

Landing Hatch with pull down ladder to partially boarded and insulated loft space. Deep built-in airing/linen cupboard with radiator housing Worcester gas combination boiler and slatted shelving. Double glazed window.

Bedroom 1 13' x 11'1" (3.97m x 3.39m) Built-in double wardrobe. TV aerial point. Double glazed window. Radiator.

En Suite Shower Room Fully tiled shower with Mira fitment, glazed screen and door, pedestal basin with single lever mixer tap, tiled splashback, close coupled wc. Tall fitted shelved cupboard. Extractor fan. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Tiled floor.

Bedroom 2 12'6" x 9'6" (3.82m x 2.90m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 3 9' x 6' (2.74m x 1.83m) Plinth over stairwell. Double glazed window. Radiator. Currently used as an office.

Bathroom White suite comprising bath with mixer tap and shower attachment, tiled surround, inset basin with single lever mixer tap, adjacent stone top, cupboard beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Double glazed window. Part tiled walls. Vinyl flooring.

OUTSIDE

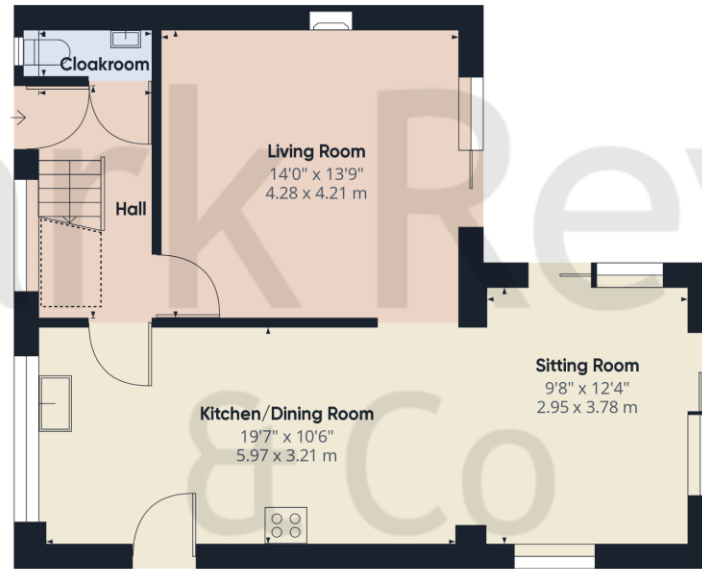
Attached Garage 17'8" x 8'4" (5.38m x 2.54m) Electrically operated roller door. Light and power points.

Wide Drive Block paved drive offering parking for 3 vehicles.

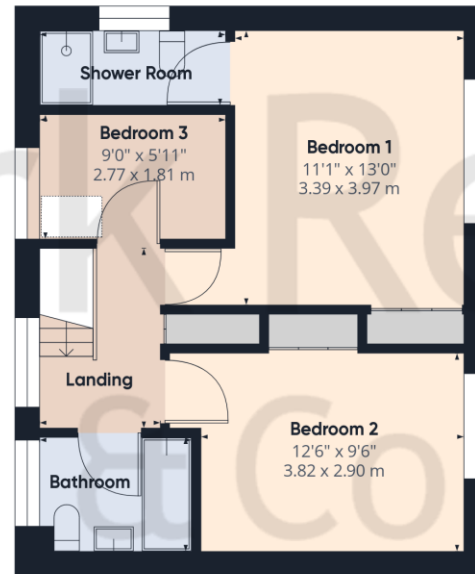
Attractive South Facing Rear Garden About 45 feet (13.72m) in width x 42 feet (12.80m) in depth. Arranged with a paved terrace adjacent to the house opening to a well tended lawn with borders and beds stocked with a wide variety of plants and shrubs including acers and rhododendrons, etc. **Timber potting shed** at far end. Side access on either side. The garden is fully enclosed with close boarded fencing and clipped hedges.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1105.35 ft²
102.69 m²

Reduced headroom

17.27 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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