



7 Burrell Green
Cuckfield, West Sussex. RH17 5HT

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Guide Price £425,000

This most attractive detached house offers bright, well designed and enlarged accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This excellent home enjoys an open outlook to the front over a central green and incorporates 3 bedrooms, en suite shower room to the main bedroom, a fine sitting room with fireplace with doors to a separate dining room with a wide opening to a living/family room. In addition, there is a double glazed conservatory, downstairs cloakroom and a well fitted kitchen complete with oven and hob. A recently block paved drive to the front provides parking for 2/3 vehicles and the house enjoys a delightful two-tier rear garden arranged with a wide paved sun terrace with steps to a raised lawn with adjacent stone filled area and circular patio.

Burrell Green is a small cul-de-sac lying off Blunden Drive in this popular edge of village location yet within walking distance of Cuckfield historic High Street with its local shops, amenities and parish church. The well regarded Warden Park School and Holy Trinity Primary School are close at hand and there are several footpaths in the locality offering a variety of walks. Haywards Heath is about 2.5 miles to the east offering a comprehensive range of shops, an array of restaurants, leisure complex and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies 3 miles to the west providing a direct route to the motorway network, Gatwick Airport is 12.2 miles to the north and the cosmopolitan city of Brighton and the coast is just under 17 miles to the south, whilst the South Downs



National Park and Ashdown Forest are within a short drive offering a natural venue for countryside pursuits.

GROUND FLOOR

Fully Enclosed Entrance Porch Double glazed entrance door. Double glazed on three sides. Attractive double glazed front door with stained glass leaded light panels to:

Hall Radiator. Stairs to first floor.

Cloakroom Close coupled wc, basin with tiled splashback. Radiator.

Kitchen 12'2" x 5'6" (3.71m x 1.68m) Inset stainless steel sink with mixer tap, extensive work surfaces, cupboards, drawers and appliance space under with plumbing for washing machine and dishwasher. Built-in **electric double oven, 4 ring gas hob** and extractor hood over. Good range of wall cupboards. Worktop lighting. Space for upright fridge/freezer. TV aerial point. Radiator. Double glazed window. Part tiled walls.

Sitting Room 14'10" x 12'3" (4.52m x 3.73m) Handsome fireplace with decorative timber surround, marble insert and hearth, fitted live flame coal effect gas fire. TV aerial point. Useful understairs cupboard. 2 wall light points. Dado rail. Double glazed sliding door to conservatory:

Dining Room 12'3" (3.73m) *narrowing to 8'9" x 8'0" (2.67m x 2.44m)* Approached from the sitting room by a pair of part bevelled glass panelled doors. Radiator. Dado rail. Double glazed casement doors flanked by double glazed window to rear garden. Archway to:

Living/Family Room 15'3" x 7'8" (4.65m x 2.34m) 3 wall light points. Radiator. Double glazed window.

Note: This room could easily be converted to create a large kitchen if desired.

Double Glazed Conservatory 8'6" x 7'8" (2.59m x 2.34m) Double glazed on three sides, polycarbonate ceiling with fitted blinds. Power point. Double glazed casement doors to rear terrace and garden.

FIRST FLOOR

Landing Hatch with pull down ladder to loft space housing gas boiler. Radiator.

Bedroom 1 10'1" x 9'2" (3.07m x 2.79m) Enjoying an attractive open outlook to the front. Large built-in double wardrobe with folding panelled doors. TV aerial point. Radiator. Double glazed window.

En Suite Shower Room Fully tiled shower cubicle with 'Aqualisa' fitment, glazed door, basin with tiled splashback, close coupled wc. Small strip light/shaver point. Extractor fan. Double glazed window. Radiator.

Bedroom 2 15'7" x 7'9" (4.75m x 2.36m) Double aspect with sloping ceiling at either end incorporating velux window and double glazed dormer window to the front. Hatch to loft space. 2 radiators.

Bedroom 3 9'10" x 8' (3m x 2.44m) Good size built-in double wardrobe with floor-to-ceiling sliding mirror doors. Built-in airing cupboard housing pre-insulated hot water tank (installed in 2019) and slatted shelving. Radiator. Double glazed window.

Bathroom Suite comprising panelled bath with mixer tap and shower attachment, tiled surround, extractor fan over, pedestal wash hand basin with tiled splashback, close coupled wc. Radiator. Double glazed window.

OUTSIDE

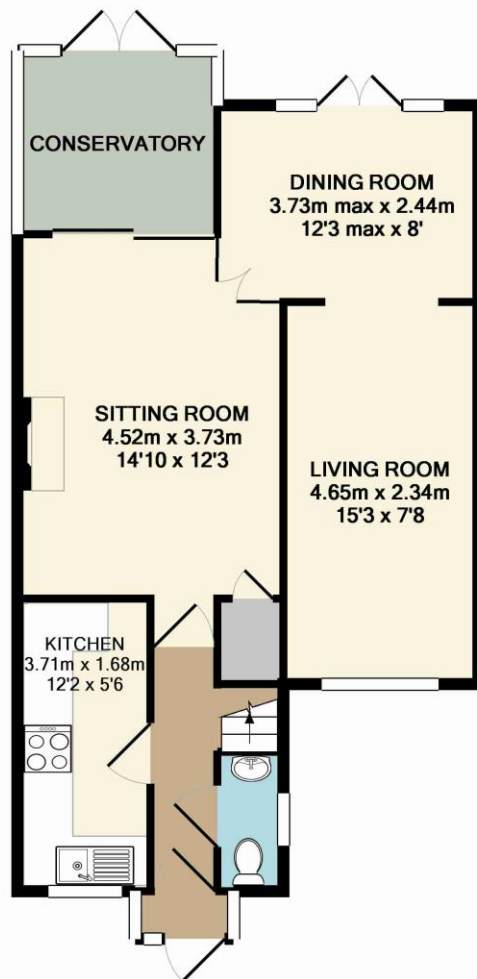
Block Paved Private Drive Offering parking for 2/3 vehicles.

Front Garden Neatly laid to lawn with central bed planted with a variety of shrubs, roses and established magnolia tree, corner bed. Gate to side access.

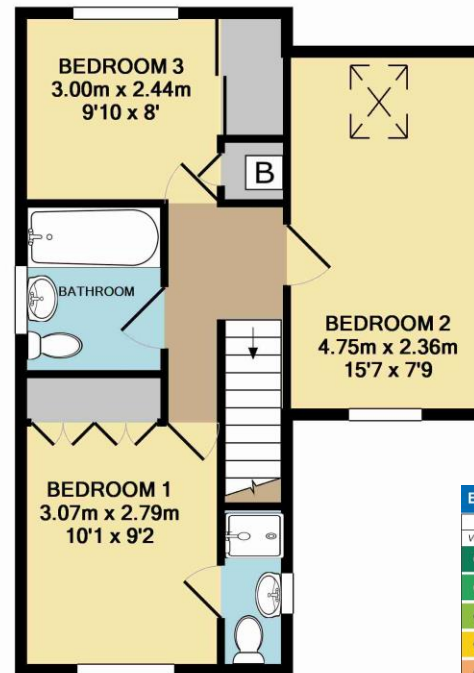
Most Attractive Rear Garden About 34 feet (10.36m) wide x 29 feet (8.84m) deep. Arranged on two-tiers with paved sun terrace extending the width of the house with brick retaining walls, steps to an area of lawn enclosed by borders containing a variety of plants and shrubs including camellia, azalea, magnolia, rhododendron etc. Raised corner patio. Further steps from the terrace to a raised stone filled garden edged with specimen grasses and palm. **2 timber sheds**. Enclosed bin area. The garden is fully enclosed with timber fencing.

Estate Maintenance: £220 per annum.





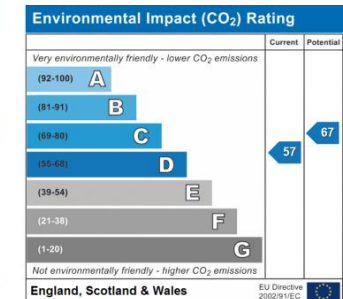
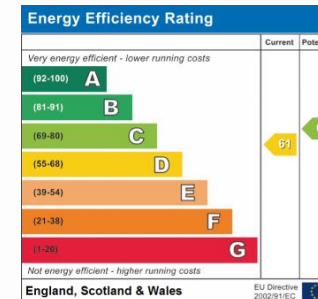
GROUND FLOOR
APPROX. FLOOR
AREA 52.0 SQ.M.
(559 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.7 SQ.M. (966 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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