



3 Nornes Villas

North Barnes Lane, Plumpton Green, East Sussex. BN7 3DX



Mark Revill & Co

3 Nornes Villas

North Barnes Lane, Plumpton Green,
East Sussex. BN7 3DX

£495,000

A superb detached family property built approximately 4 years ago to an exceptionally high specification and occupying a delightful village location with views of the South Downs. The property has most attractive elevations with central weatherboarding and uPVC soffits and fascias for ease of maintenance and incorporates many energy saving qualities including an air source heat pump supplying underfloor central heating, double glazing, a high level of insulation and low wattage down lighters. Other features include solid wood grain panel internal doors with stainless steel furniture, engineered oak flooring in the living room and tiled flooring in the kitchen, hall and dining area. This superb property incorporates 3 bedrooms with the master bedroom enjoying an en suite shower room also a generous family bathroom with bath and shower cubicle, a splendid double aspect living room opening to the comprehensively fitted kitchen and dining area. The rear garden is considered a particular feature of this property extending to approximately 67 feet in length x 31 feet wide and has been beautifully landscaped with paved terrace, level lawn with raised flower beds, there is also within the garden a **HOME OFFICE with electricity, water, power and internet connection**. 2 garden stores and very productive vegetable area. To the front of the property there is parking for 2/3 vehicles and the property will be sold with the remaining benefit of the LABC warranty. **** NO ONWARD CHAIN ****



Situated in this popular village location just a short walk to the local shop, inn, village hall, primary school and a mainline railway station providing an excellent service to London (Victoria 1 hour). Plumpton Racecourse lies to the south of the village, whilst Haywards Heath is just under 6 miles to the north, Burgess Hill 5 miles to the west and Lewes 6.7 miles to the south, all of which offer a wide range of shops, leisure facilities, array of restaurants and a number of well regarded schools. The South Downs are close at hand and can be seen from the property and provides a natural venue for countryside pursuits.

GROUND FLOOR

Front door to: **Entrance Hall** Engineered oak flooring. **Utility cupboard** with space and plumbing for washing machine and tumble dryer. Understairs cupboard behind.

Cloakroom Low level wc, wash hand basin with mixer tap, cupboard beneath, tiled splashback. Extractor fan. Engineered oak flooring.

Living Room 16'4" x 11'7" (4.98m x 3.53m) Attractive double aspect room with chimney breast and recess suitable for wood burning stove (if required). TV aerial point. Telephone point. Engineered oak flooring. Wide opening through to:

Kitchen and Dining Room 20'10" x 11' (6.35m x 3.35m) A very light and airy room with views to the South Downs from the front and overlooking the rear garden to the rear. Comprehensively fitted with a quality range of high gloss fronted units, granite effect laminate work surfaces and upstands comprising inset stainless steel sink with mixer tap, adjacent work surfaces extended to form peninsula unit, cupboards and drawers beneath and breakfast bar. Bosch **electric 4 ring ceramic hob** and extractor fan over flanked by wall cupboards and **oven** beneath. Low wattage downlighters. Space for wine fridge, also space for tall upright fridge/freezer. Tall white high gloss cupboard with shelving. Plumbing for dishwasher. Full height double shelved storage cupboard with matching veneer oak doors. Attractive outlook over the rear garden.

FIRST FLOOR

Landing Hatch to insulated loft space. Built-in airing cupboard housing sealed pressurised system with hot water tank.

Bedroom 1 13'1" x 10'9" (3.99m x 3.28m) Enjoying distant views to the South Downs. TV aerial point. Telephone point. Also fitted wardrobe cupboards with hanging and shelving incorporating drawer units.

En Suite Shower Room Fully tiled shower cubicle with thermostatic control, wash basin, mixer tap, cupboard beneath, tiled splashback, low level wc. Heated chromium ladder towel warmer/radiator. Tiled floor.

Bedroom 2 11'7" x 9'5" (3.53m x 2.87m) Large fitted wardrobe cupboard with shelving also incorporating heating valves.

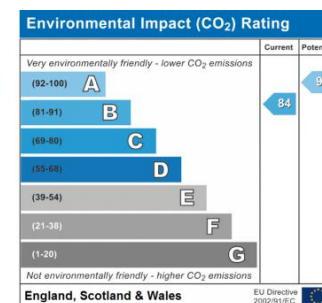
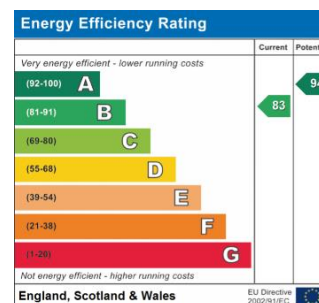
Bedroom 3 11'2" x 6'5" (3.40m x 1.96m) Attractive outlook over rear garden.

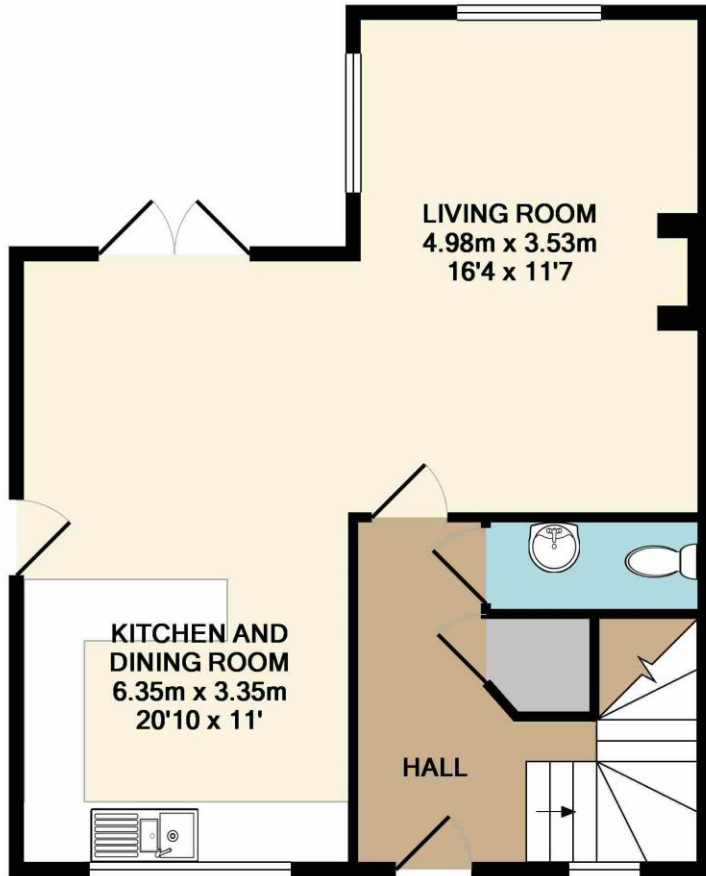
Family Bathroom/Shower Room Contemporary white suite comprising panelled bath with mixer tap, tiled surround, fully tiled glazed shower with thermostatic control, vanity unit with inset wash basin and chromium monobloc tap and cupboards beneath, also mirror fronted wall mounted cabinet above. Tiled splashback. Low level wc. Tiled floor.

OUTSIDE

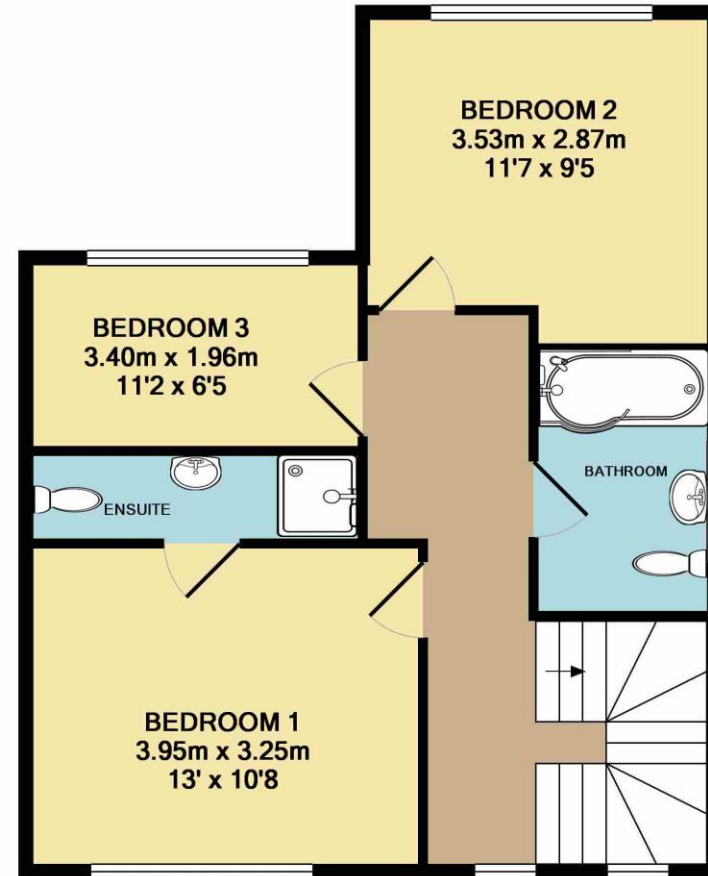
Front Garden Arranged as tarmac driveway providing parking for 2/3 vehicles. Flower borders to the front and side. Lawn area also to the side. Timber bin store. Water tap. Side access leading to:

Rear Garden 9'9" x 7'10" (2.97m x 2.39m) 67 feet (20.42m) maximum in length x 31' (9.45m) wide. A most attractive rear garden having been landscaped with extensive paved patio with raised flower borders, central pathway with brick edging. Level lawn. Deep shrub borders to either side. Further west facing sun patio. Rose arbour. Productive raised vegetable garden. Most attractive **timber garden office/studio** 15'4 x 9'2 (4.67m x 2.77m) being insulated and double glazed with electric heating, telephone point, water point and Cat 5 internet connection. Further timber garden store 9'9 x 7'10 (2.97m x 2.39m) with power and light. Timber log store. Garden lighting. All being enclosed by close boarded fencing.





GROUND FLOOR
APPROX. FLOOR
AREA 50.0 SQ.M.
(538 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 50.3 SQ.M.
(542 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.3 SQ.M. (1080 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.
Made with Metropix ©2019

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.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714

haywardsheath@markrevill.com

