



2 Bluebird Grove
Haywards Heath, West Sussex. RH17 5NF

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£725,000

This exceptional recently built detached home constructed and finished to an extremely high specification by Redrow Homes to The Sunningdale design offers stylish contemporary living. The beautifully presented bright and spacious accommodation has the benefit of gas fired central heating and double glazing and incorporates 4 bedrooms, 3 luxury shower/bathrooms (2 en suite), a fine sitting room, home office/family room, superb quality fitted kitchen/dining room with shaker style units and silestone work surfaces complete with appliances plus a utility room. There is a double garage approached by a wide block paved drive and the fully enclosed rear garden is irregular in shape extending about 46 feet wide x 41 feet in length (maximum) and enjoys a favoured southerly aspect.

Situated on this recently constructed and thoughtfully designed Penland Farm development lying immediately off Balcombe Road within walking distance of the well regarded Harlands Primary School, Haywards Heath Sixth Form College and the mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also within the vicinity is Blunts Wood Nature Reserve, Sainsbury's and Waitrose superstores and the Dolphin Leisure complex. Gatwick Airport lies just under 12 miles to the north, the A23 lies 4 miles to the west providing a direct route to the motorway network and the cosmopolitan city of Brighton and the coast is about 20 miles 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 Double glazed composite front door to:

Hall Radiator. Door to garage. Karndean flooring. Stairs to first floor.

Sitting Room 16'11" x 11'11" (5.16m x 3.63m) A fine room enjoying an attractive open outlook. Media plate. Radiator. Karndean flooring.

Cloakroom White suite comprising close coupled wc and basin with single lever mixer tap, tiled splashback. Karndean flooring.

Home Office/Family Room 9'11" x 9'5" (3.02m x 2.87m) Radiator. Karndean flooring.

Superb Kitchen and Dining Room 19'8" x 11'9" (5.99m x 3.58m) Comprehensively fitted with a quality range of units with silestone work surfaces and upstands comprising peninsula unit incorporating counter with book shelving beneath, inset twin stainless steel sinks, cupboards and integrated **dishwasher** beneath. 2 large integrated **fridge** and **freezers**. Built-in Siemens **double electric oven**, cupboard under and over, pull out wire basket larder unit. Adjacent L shaped work surface with cupboards and drawers under, fitted **5 ring hob** with matching splashback and brushed steel extractor hood over. Good range of tall wall cupboards. Large walk-in storage cupboard. TV aerial point. Radiator. Ceiling downlighters. Karndean flooring. Double glazed casement doors flanked by tall windows to rear garden.

Utility Room 9'5" x 5'3" (2.87m x 1.60m) Long silestone work surfaces and upstand with inset stainless steel sink, cupboards and appliance space with plumbing for washing machine and space for tumble dryer under. Wall cupboard housing Ideal gas boiler. Radiator. Ceiling downlighters. Karndean flooring. Double glazed door to rear garden.

FIRST FLOOR

Landing Hatch to loft space. Built-in airing cupboard housing sealed hot water tank. Radiator.

Bedroom 1 13'4" x 11'11" (4.06m x 3.63m) Enjoying attractive open outlook. Excellent range of built-in wardrobes incorporating hanging space and shelving. Radiator.

En Suite Shower Room Large walk-in fully tiled shower with rain water fitment, basin with single lever mixer tap, close coupled wc. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

Bedroom 2 14'11" x 9'3" (4.55m x 2.82m) Built-in double wardrobe with floor-to-ceiling sliding mirror doors. Radiator.

En Suite Shower Room Large fully tiled walk-in shower with rain water fitment, basin with single lever mixer tap, close couple wc. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters.

Bedroom 3 11'10" x 9' (3.61m x 2.74m) Radiator.

Bedroom 4 11'7" x 9'10" (3.53m x 3.00m) L shaped. Radiator.

Family Bathroom White suite comprising bath with single lever mixer tap, independent shower over, glazed screen, basin with single lever mixer tap, cupboard beneath, close coupled wc. Shaver point. Extractor fan. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Half tiled walls. Tiled floor.

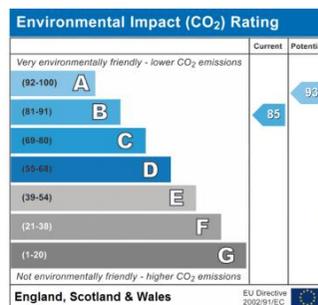
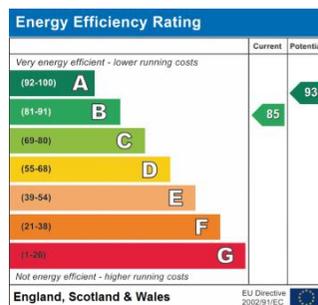
OUTSIDE

Double Garage 19'1" maximum x 16'6" (5.82m x 5.03m) Electronically operated up and over door. Light and power points.

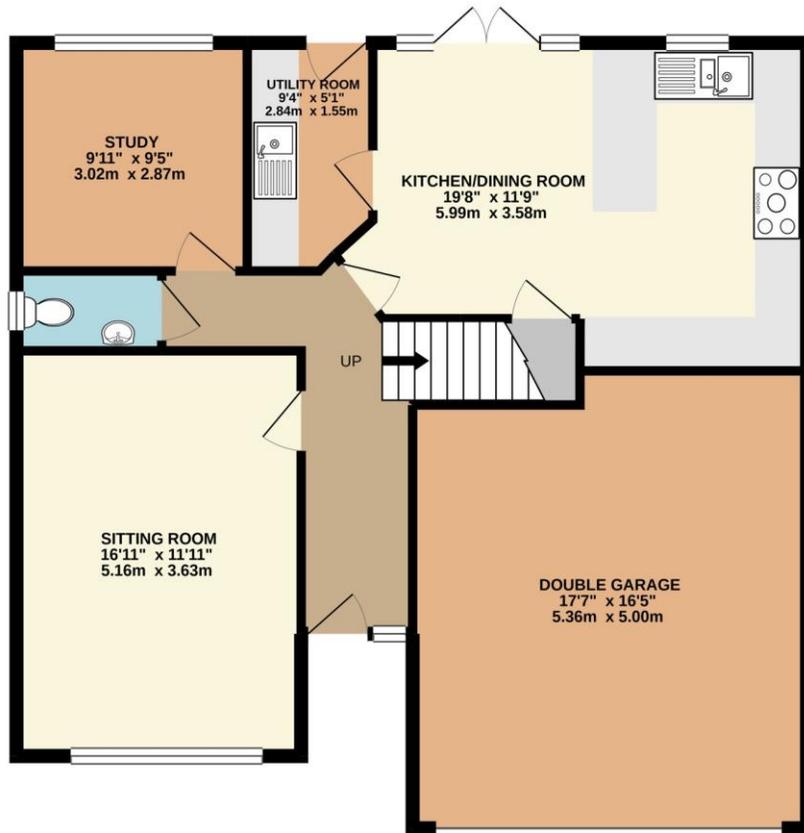
Double Width Block Paved Drive

Front Garden Neatly laid to lawn with beds planted with a variety of flowers and shrubs.

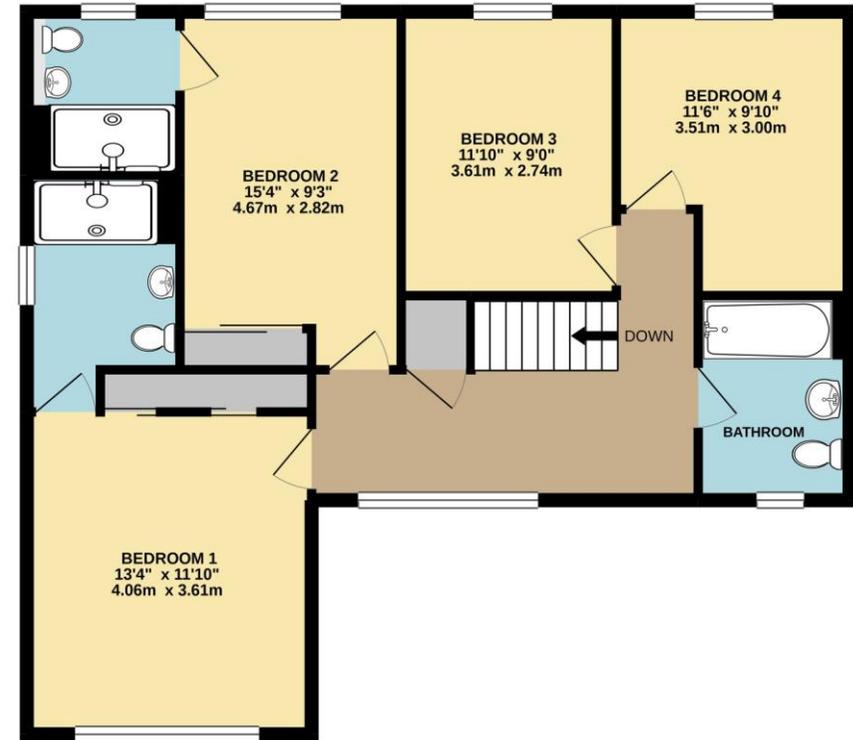
Attractive South Facing Rear Garden Irregular shaped 46 feet (14.02m) in width x 41 feet (12.5m) in length (maximum). Arranged as lawn with paved sun terrace and lawn. Outside lighting and water tap. Side access with gate to front. The garden is fully enclosed by close boarded fencing.



GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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