



## 43 Weavers Mead

Bolnore Village, Haywards Heath. RH16 4FR



Mark Reville & Co

## 43 Weavers Mead Bolnore Village, Haywards Heath. RH16 4FR

**£425,000**

This excellent end of terrace family house built about 13 years ago offers bright and extremely well presented and versatile accommodation arranged over three floors. This splendid home enjoys far reaching views to the South Downs, has the benefit of gas fired central heating and double glazing and incorporates a fine first floor south facing sitting room, a well fitted kitchen/dining room (complete with range cooker, dishwasher and fridge/freezer), a ground floor recreation room and on the top floor there are 3 double bedrooms, en suite shower room to the main bedroom and a modern bathroom. There is a small garage (partially converted) approached by a private drive and the attractive easily managed partly walled rear garden is hard landscaped arranged with a paved terrace and timber decking.

Weavers Mead is located close to Bolnore village square with its local shops, the well regarded primary school and the recreation ground. A footpath close by provides access to Ashenground Woods, whilst Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies less than 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north, the cosmopolitan city of Brighton and the coast is 14.6 miles to the south whilst the



South Downs National Park is within a short drive offering a beautiful natural venue for countryside walking.

## GROUND FLOOR

**Entrance Porch** Attractive contemporary composite front door to:

**Spacious Hall** Good size under stairs storage cupboard. Radiator. Wood effect laminate flooring. Stairs to first floor.

**Recreation Room** 11' x 8'3" (3.35m x 2.51m) Partially converted former garage. Large fitted double storage cupboard with floor to ceiling sliding doors housing electric meter and trip switches. Adjacent base level storage cupboard with open book/display shelving over. TV aerial point. Wood effect laminate flooring. Door to garage.

## FIRST FLOOR

### Landing

**Cloakroom** White suite comprising close coupled wc and pedestal basin. Extractor fan. Half tiled walls. Wood effect laminate flooring.

**Living Room** 16' x 12'2" (4.88m x 3.71m) A fine room enjoying a favoured southerly aspect. Attractive fireplace with polished stone insert and hearth, fitted electric fire. TV aerial point. 2 double glazed windows with plantation shutters. Radiator with decorative cover.

**Kitchen/Dining Room** 16' x 12' (4.88m x 3.66m) Comprehensively fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers, integrated **dishwasher** and space with plumbing for washing machine beneath. Cannon brushed steel **range cooker** incorporating 2 ovens, grill, warming drawer and 6 ring gas hob with brushed steel extractor hood over. Range of wall cupboards and glazed cabinet. Matching work top with cupboards and drawers under. Integrated AEG tall **fridge and freezer**. Wall cupboard housing gas boiler. Radiator. Double glazed window. Ceiling down lighters. Part tiled walls. Tiled floor. Double glazed casement doors to rear garden.

## TOP FLOOR

**Landing** Built-in airing cupboard housing pressurised hot water cylinder.

**Bedroom 1** 12'2" x 10'2" (3.71m x 3.10m) *widening to 13'8" (4.17m)* Enjoying distant views to the South Downs. Built-in double wardrobe. Double glazed window with plantation shutters. Radiator with decorative cover.

**En Suite Shower Room** Glazed shower cubicle with overhead rain water fitment, pedestal basin with single lever mixer tap, close coupled wc. Heated chromium plated towel warmer/radiator. Extractor fan. Shaver point. Ceiling down lighters. Wood effect vinyl flooring.

**Bedroom 2** 12'2" x 7' (3.71m x 2.13m) Double glazed window with plantation shutters. Radiator.

**Bedroom 3** 8'8" x 8'7" (2.64m x 2.62m) Deep built-in double wardrobe. Hatch with pull down ladder to part floor boarded loft space. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and independent shower over, pedestal basin with single lever mixer tap, close coupled wc. Extractor fan. Shaver point. Ceiling down lighters. Wood effect vinyl flooring.

## OUTSIDE

**Garage** Partially converted to create a recreation room. Up and over door. Light and power points.

**Private Drive** Block paved.

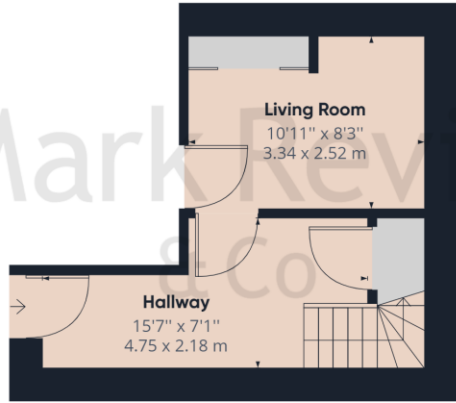
**Front Garden** Slate filled interspersed with shrubs.

**Attractive Rear Garden** Part walled and hard landscaped with paved sun terrace, timber decking with small hawthorn tree. Rear gate.

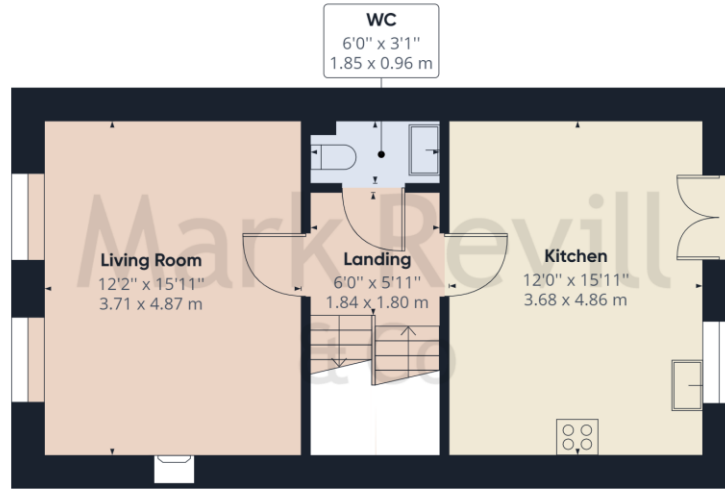
**Estate Maintenance** £280 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		88
C	(69-80)	76	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

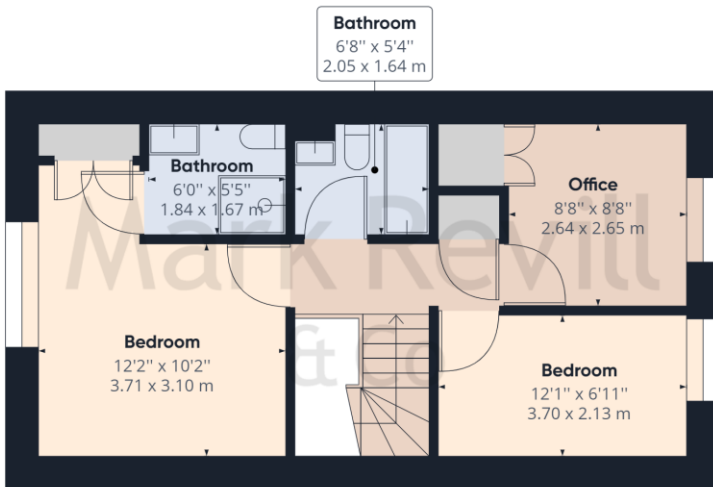




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>

1135.20 ft<sup>2</sup>

105.46 m<sup>2</sup>

(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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