



**5 Mallard Gardens**  
Haywards Heath, RH17 5NS



**Mark Revill & Co**

## 5 Mallard Gardens Haywards Heath, RH17 5NS

£645,000

This exceptional recently built detached home constructed and finished to an extremely high specification by Redrow Homes offers bright and stylish contemporary living. The beautifully presented interior has the benefit of gas central heating and double glazing and incorporates 3 double bedrooms all with luxury en suite shower/bathrooms, a downstairs cloakroom, a fine sitting room with wide bay window and modern fireplace, a superb comprehensively fitted open plan kitchen with living/dining room complete with appliances plus a utility room. There is a detached garage approached by a long private drive offering parking for 3 vehicles and the delightful landscaped gardens are arranged mainly as level lawn, paved sun terraces with borders containing a wide variety of plants and shrubs. The house also has the benefit of an NHBC warranty.

Situated on the thoughtfully designed Penland Green Development lying immediately off Hanlye Lane within walking distance of the well regarded Harlands Primary School, Haywards Heath Sixth Form College and the mainline 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, the Dolphin Leisure complex, Sainsbury's and Waitrose superstores. Gatwick Airport lies just under 12 miles to the north, the A23 is just over 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 distant. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



## GROUND FLOOR

**Entrance Porch** Attractive panelled front door to:

**Hall** Built-in coats/store cupboard. Radiator. Amtico wood effect flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and basin with single lever mixer tap and tiled splashback. Extractor fan. Radiator. Ceiling down lighters.

**Sitting Room** 17'8" into bay x 12' (5.38m x 3.66m) TV aerial point. Contemporary polished marble fireplace with granite insert and hearth and fitted log effect electric fire. Radiator.

**Kitchen with Living and Dining Room** 25'2" x 12'6" (7.67m x 3.81m) A fine room enjoying an outlook over the rear garden. Comprehensively fitted with a quality range of shaker style units with quartz work surfaces comprising inset stainless steel bowl and a half sink with single lever mixer tap, adjacent L shaped work surface, cupboards, drawers and integrated AEG **dishwasher** under. Built-in AEG **electric** and **microwave/oven**, drawer under and cupboard over. Integrated tall **fridge** and **freezer**. Dresser unit incorporating cupboards and drawers. Good size understairs storage cupboard. Radiator. Ceiling down lighters. Double glazed casement doors to rear garden.

**Utility Room** 6'1" x 6' (1.85m x 1.83m) Inset stainless steel bowl, adjacent quartz worktop, cupboard and appliance space with plumbing for washing machine and space for tumble dryer. Wall cupboards, one housing Logic gas boiler. Ceiling down lighters. Door to outside.

## FIRST FLOOR

**Landing** Hatch to loft space. Radiator.

**Bedroom 1** 13'5" into bay x 11'10" (4.09m x 3.61m) Wide bay window to front enjoying an open outlook. Large walk-in **dressing area** with hanging rails, shelving and drawers. TV aerial point. Radiator.

**En Suite Bathroom with Shower** White suite comprising bath with mixer tap, tiled surround, large walk-in shower with overhead rain water fitment, basin with single lever mixer tap, tiled splashback, illuminated mirror with shaver point over, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling down lighters. Tiled floor.

**Bedroom 2** 11'4" x 9'5" (3.45m x 2.87m) Built-in triple wardrobe. Radiator.

**En Suite Shower Room** White suite comprising fully tiled glazed shower, counter mounted basin with single lever mixer tap, tiled splashback, drawer under and close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Ceiling down lighters. Tiled floor.

**Bedroom 3** 11'3" x 9'3" (3.43m x 2.82m) 2 built-in double wardrobes. Radiator.

**En Suite Shower Room** White suite comprising fully tiled glazed shower, counter mounted basin with single lever mixer tap, tiled splashback, drawer under, close coupled wc. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Ceiling down lighters. Tiled floor.

## OUTSIDE

**Detached Garage** Up and over door. Light and power points.

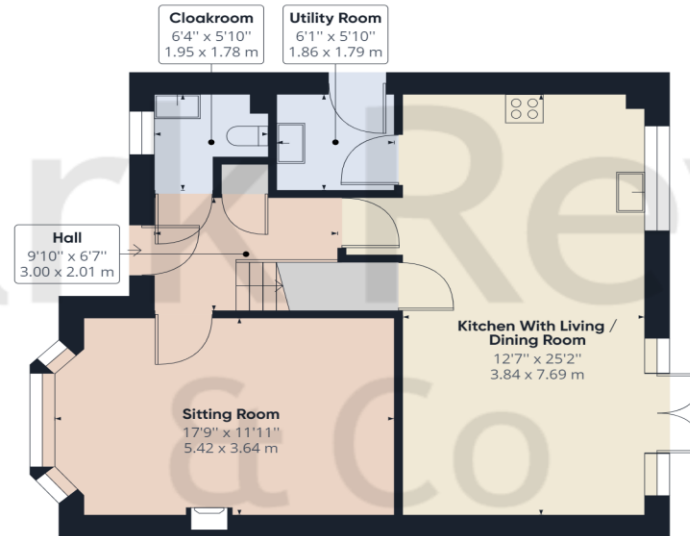
**Long Private Drive**

**Front Garden** Neatly laid to lawn with borders planted with Portuguese laurel and pitisporum.

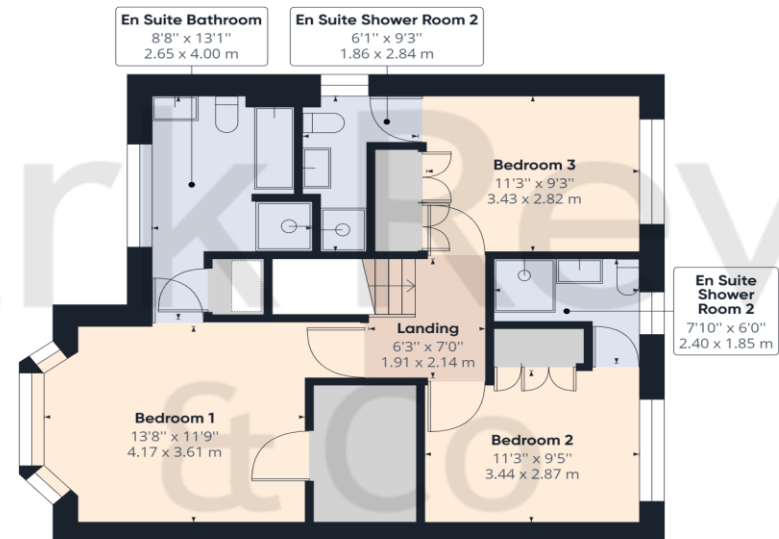
**Most Attractive Rear Garden** About 35 feet (10.67m) in length x 27 feet (8.23m) in width. Neatly arranged as well tended level lawn enclosed by a paved path with two sun terraces at each corner, borders on three sides containing a wide variety of flowers, plants and shrubs including climbing peach, jasmine etc. Small pond with pump. **Timber summerhouse**. Outside water tap. The garden is fully enclosed by close boarded and trellis fencing with rear access gate and gate to drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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 Building 1



Floor 1 Building 1

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

1352.80 ft<sup>2</sup>

125.68 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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