



7 Mallard Gardens
Haywards Heath. RH17 5NS



Mark Revill & Co

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£690,000

This exceptional recently built detached home constructed and finished to an extremely high specification by Redrow Homes offers a 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 fine sitting room with wide bay window, a superb comprehensively fitted open plan kitchen with dining room complete with appliances, utility room and a downstairs cloakroom. There is an attached garage approached by a wide block paved drive and the secluded rear garden backs onto woodland and enjoys a favoured south easterly aspect.

Situated at the end of a tranquil cul-de-sac on the Penland Green development 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, Waitrose and Sainsbury's 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 16.6 miles to the south, whilst 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 double glazed panelled front door and side screen to:

Hall Spacious understairs cupboard. Radiator. Amtico wood effect flooring. Stairs to first floor.

Living Room 17'2" x 11'1" (5.25m x 3.40m) A fine room with wide double glazed bay window to front. TV/FM/Satellite points. Radiator.

Superb Kitchen & Dining Room 21'5" x 11'2" (6.55m x 3.43m) Comprehensively fitted with a quality range of units complete with appliances and wood effect laminate work surfaces and upstands comprising inset stainless steel bowl and a half sink, extensive work surfaces, cupboards, drawers and integrated **dishwasher** beneath, fitted brushed steel **4 ring gas hob** with brushed steel splashback and extractor hood over flanked by wall cupboards. Built-in brushed steel **electric double oven**, cupboard under and over. Worktop lighting. Integrated tall **fridge** and **freezer**. Fitted tall unit with eye level cupboards with drawers beneath. Large multi-use storage cupboard ideal as a pantry. Double glazed window. Radiator. Ceiling downlighters.

Utility Room 6'8" x 5'9" (2.05m x 1.77m) Inset stainless steel sink with mixer tap, adjacent wood effect laminate worktop, cupboards, appliance/storage space and AEG **washing machine** beneath. Extractor fan. Radiator. Ceiling downlighters. Amtico wood effect flooring. Double glazed door to outside.

Cloakroom White suite comprising close coupled wc and wall mounted basin with single lever mixer tap, tiled splashback. Double glazed window. Radiator. Amtico wood effect flooring.

FIRST FLOOR

Landing Hatch to loft space. Built-in cupboard housing unvented hot water storage cylinder. Radiator.

Bedroom 1 11'6" x 10'1" (3.52m x 3.10m) Wide double glazed bay window to front. TV aerial point. Radiator.

En Suite Bathroom with Shower White suite comprising bath with single lever mixer tap, tiled surround, close coupled wc, wall mounted basin with single lever mixer tap, mirror over, fully tiled glazed shower cubicle. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Tiled floor.

Bedroom 2 11'11" x 10'1" (3.65m x 3.08m) Double glazed window. Radiator.

En Suite Shower Room White suite comprising walk-in fully tiled shower with glazed door and screen, wall mounted basin with single lever mixer tap, mirror over, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Tiled floor.

Bedroom 3 11'6" x 10'1" (3.52m x 3.10m) Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled shower with glazed door, basin with single lever mixer tap, cupboard beneath, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Double glazed velux window. Ceiling downlighters. Tiled floor.

OUTSIDE

Integral Garage 19'6" x 9'2" (5.95m x 2.82m) Up and over door. Light and power points. Wall mounted gas boiler.

Wide Block Paved Drive

Front Garden Laid to lawn with several established shrubs including hebe, bay and lavender. Paved side access and gate to:

Secluded South East Facing Rear Garden Backing Onto Woodland Laid mainly to lawn with paved patio and path, bark filled borders containing a variety of flowers and plants. Water tap. The garden is fully enclosed by close boarded timber fencing.

Estate Maintenance £320 per annum.





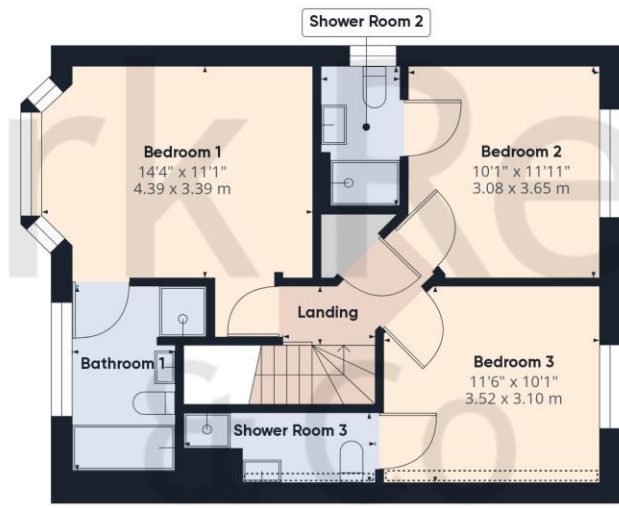
Ground Floor

Approximate total area⁽¹⁾

1350.08 ft²
125.43 m²

Reduced headroom

9.54 ft²
0.89 m²



Floor 1

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	

Reduced headroom (below 1.5m/4.92ft)

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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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

