



11 Coniston Avenue
Haywards Heath. RH17 5LF

■ ■ ■ Mark Reville & Co

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Guide Price £800,000

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 4 bedrooms, (3 with quality Sharps furniture), luxury en suite shower room and family bathroom, a fine sitting room and features a superb open plan living room with kitchen/diner comprehensively fitted with shaker style units and granite work surfaces complete with appliances, utility room and a downstairs cloakroom. There is a garage approached by a drive offering parking for 2 cars and the fully enclosed rear garden is arranged mainly as well tended lawn with paved patio and path. The property has the benefit of the remainder of the NHBC warranty.

Situated on the edge of the sought after 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

Attractive Porch Double glazed panelled front door flanked by double glazed windows to:

Hall Radiator. Porcelanosa plank tiled floor. Stairs to first floor.

Sitting Room 15' x 11'11" (4.57m x 3.63m) Media plate. Telephone/internet point. Double glazed window with plantation shutters. Radiator. Amtico wood effect flooring.

Splendid Open Plan Living Room with Kitchen/Diner 25'9" x 13'8" (7.85m x 4.17m) A fine L shaped room comprehensively fitted with a quality range of shaker style units with granite work surfaces and upstands, comprising inset stainless steel bowl and a half sink with single lever mixer tap, adjacent L shaped work surface, cupboards and drawers under. Fitted AEG brushed steel **4 ring gas hob** with granite splashback and brushed steel extractor hood over, 2 built-in Bosch brushed steel **electric ovens**, cupboard over and drawer under. Integrated Zanussi tall **fridge/freezer**. Further tall unit with eye level cupboards and drawers beneath. Island unit with matching worktop/breakfast bar with inset power point, cupboards beneath. Large under stairs storage cupboard. 2 double glazed windows, plantation shutters to the front window. 2 radiators. Ceiling downlighters. Porcelanosa plank tiled floor.

Dining Area 10'1" x 8'6" (3.07m x 2.59m) Porcelanosa plank tiled floor. Double glazed casement doors flanked by tall double glazed windows with fitted plantation shutters to rear garden.

Utility Room 6'7" x 6'3" (2.01m x 1.91m) Matching granite work surface and upstand with inset stainless steel sink and mixer tap, cupboard with **washing machine** and **tumble drier** beneath. Wall cupboard housing Ideal gas boiler, central heating and hot water time control. Extractor fan. Radiator. Ceiling downlighters. Porcelanosa plank tiled floor. Double glazed door to rear garden.

Cloakroom White suite comprising close coupled wc and wall mounted basin with single lever mixer tap. Double glazed window. Radiator. Ceiling downlighters. Porcelanosa plank tiled floor.

FIRST FLOOR

Landing Built-in airing cupboard housing hot water cylinder. Hatch to loft space.

Bedroom 1 12'3" x 10'2" (3.73m x 3.10m) plus dressing area. Dressing area with a quality range of Sharps fitted furniture comprising corner double wardrobe flanked by tall shelved cupboards. Ceiling downlighters. 2 double glazed windows. 2 radiators.

En-suite Shower Room Fully tiled walls. Large walk-in shower with over head and hand held fittings, wall mounted basin with single lever mixer tap, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Tiled floor.

Bedroom 2 11'3" x 10'2" (3.43m x 3.10m) Quality range of fitted Sharp furniture comprising double and single wardrobe and tall shelved cupboard. Double glazed window. Radiator.

Bedroom 3 10'2" x 10'1" (3.10m x 3.07m) Quality range of fitted Sharp furniture comprising double and single wardrobe and tall shelved cupboard. Double glazed window. Radiator.

Bedroom 4 11'1" x 9'4" (3.38m x 2.84m) Double glazed window. Radiator. Amtico wood effect flooring.

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

OUTSIDE

Garage 18'5" x 9'6" (5.61m x 2.90m) Up and over door. Light and power points.

Own Drive Offering parking for 2 vehicles.

Front Garden Neatly laid to lawn with laurel planted to the front boundary, central paved entrance path and steps.

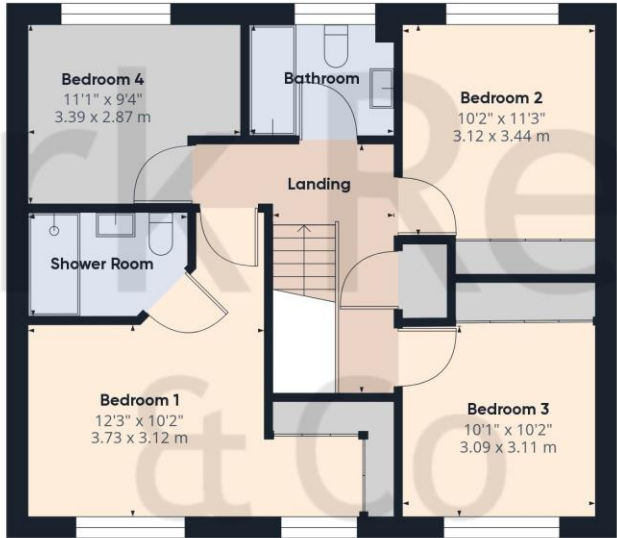
Attractive Rear Garden 36'6" x 32'6" (11.13m x 9.91m) Laid to lawn with paved paths and patio, corner shrub bed. The garden is fully enclosed by timber fencing with gate to drive.

Estate Charge £320 per annum.





Ground Floor



Floor 1

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 93 |
| (81-91) | B | 85 | |
| (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 | |

Approximate total area⁽¹⁾

1426.22 ft²
132.5 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

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