



Guide Price **£575,000 - £600,000** Freehold

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Arun Valley Way, Faygate, Horsham RH12 0BE

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Moore & Partners

This four double bedroom detached family home is located on the Kilnwood Vale Development which is set between Horsham & Crawley. This superb property offers excellent living accommodation, a converted garage offers multiple uses for all the family, a generous rear garden and driveway.

This very spacious four double bedroom detached family home is located on the new Kilnwood Vale Development which is set between Horsham & Crawley. This new development really brings all the local residents together to become involved within their own community. Kilnwood Vale will offer a wide range of local services with the addition of excellent public transport links. The closest Train station is located in Faygate just 1.2 miles away which is connected to the Horsham line with additional connecting trains to Portsmouth and London. Vehicular access to the M23 is also straight forward for journeys North and South bounds to London and Brighton.

On entering the property, you walk into the spacious entrance hall with stairs to first floor. The entrance hall provides access to the downstairs W/C, family lounge, converted garage and the kitchen/diner. The front aspect bayed family lounge is located to the front of property and enjoys a lovely view over the front garden and the open grasslands beyond. The lounge offers plentiful space for free standing sofas and additional lounge furniture which make the lounge a great place to relax for all of the family. To the rear of the property is stunning kitchen/diner which provides direct access to the rear garden. The kitchen is fitted with a generous range of base and eye level units with work surface surround and breakfast bar. There are some built in appliances which includes the oven, separate grill, hob, fridge/freezer and dishwasher which are all set against stylish part tiled walls. Within the open dining area are access doors into the utility room. The dining area provides space for a six-seater dining room table and chairs with a view to the rear garden. A door from the entrance hall leads nicely through to the converted garage which has multiple uses for all the family to enjoy.

The first-floor landing with stairs to the second floor accesses the master bedroom suite, bedroom two and the family bathroom. The master bedroom suite overlooks the front of the property and is filled with plenty of natural light. Within the bedroom is the recessed wardrobes and dressing area. there is a modern en-suite shower room with double width shower cubical. Bedroom two is located at the rear of the property and can comfortably cater for a super-king size bed with additional floor space for free standing bedroom furniture. The family bathroom is fitted with a modern white suite with wall mounted shower and glazed shower screen.

On the second floor there are two further super king-sized bedrooms and a second-floor shower room which is fitted with a double width shower cubical.

To the outside there is generous rear garden which is mostly laid lawn and a paved patio area. There is a side pathway and gate which provides side access and storage. The garden is enclosed with a panelled fencing and a retaining brick wall. To the front of the property there is an enclosed front and side garden area which is laid to lawn with a flower boarder. A double width driveway for two cars is set the right of the property.



Room Details

Ground Floor

Entrance Hall

Downstairs W/C

Family Lounge 18'4" x 12'8" (5.59m x 3.86m)

Kitchen/Diner 18'7" x 11'4" (5.66m x 3.45m)

Converted Garage 19'6" x 9'7" (5.94m x 2.92m)

First Floor

Landing

Master Bedroom Suite 12'4" x 11'8" (3.76m x 3.56m)

Master Dressing Area 7'0" x 5'6" (2.13m x 1.68m)

Master En-Suite 8'8" x 5'8" (2.64m x 1.73m)

Bedroom Two 11'8" x 11'7" (3.56m x 3.53m)

Bathroom 7'5" x 6'10" (2.26m x 2.08m)

Second Floor

Landing

Bedroom Three 18'9" x 11'7" (5.72m x 3.53m)

Bedroom Four 18'9" x 10'1" (5.72m x 3.07m)

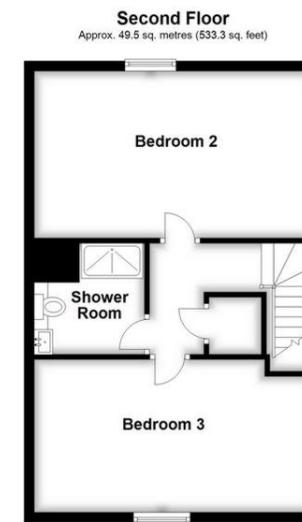
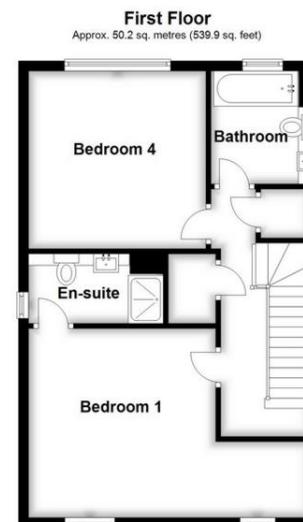
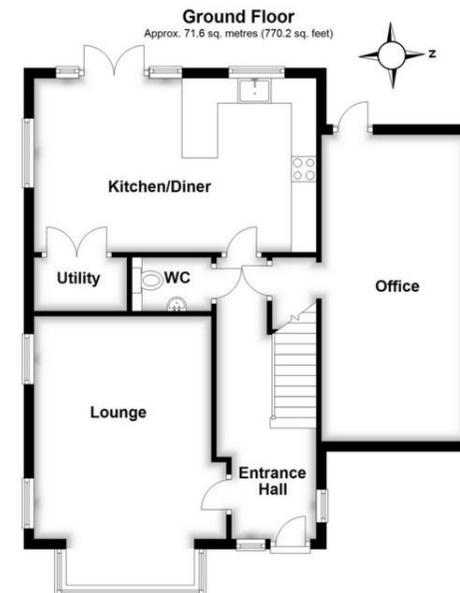
Shower Room 8'1" x 6'11" (2.46m x 2.11m)

Outside

Front & Side Garden

Driveway

Rear Garden



Total area: approx. 171.3 sq. metres (1843.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

