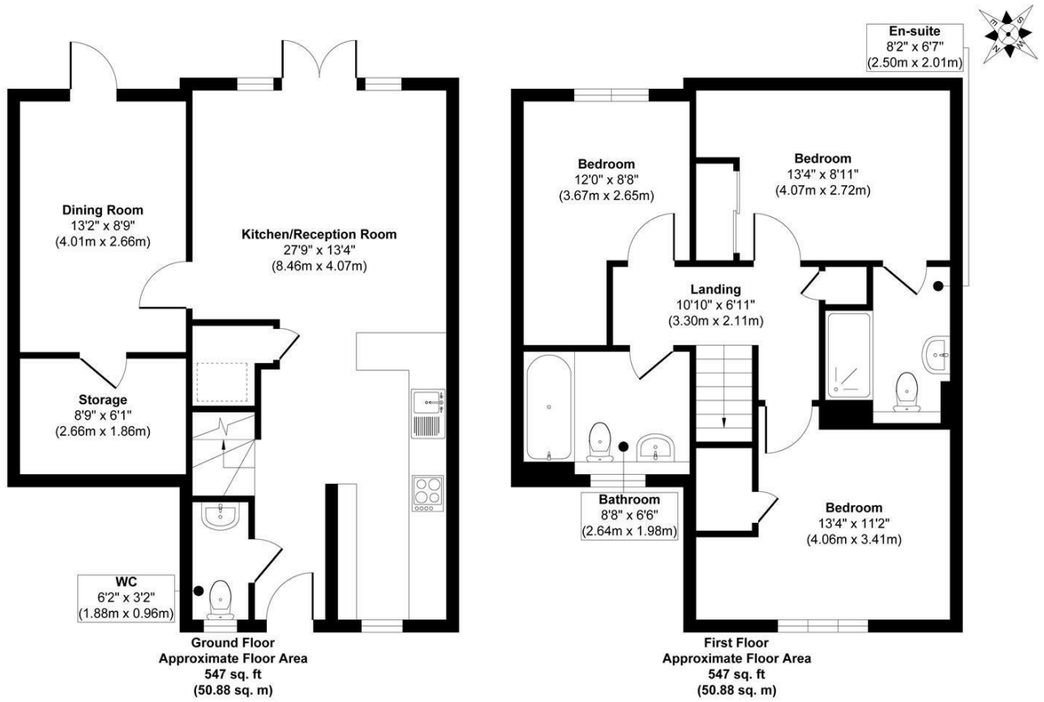

Approx. Gross Internal Floor Area 1094 sq. ft / 101.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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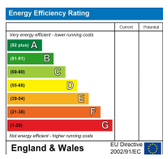

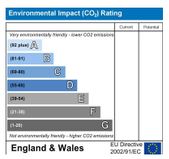

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The Home...
Built in 2014 by Crest Nicholson, this chain-free family home is set within the highly sought-after Upper Bolnore Village, within the popular Bolnore and Warden Park school catchment areas and approximately a 20-minute walk from Haywards Heath mainline station. It is a really strong option for families, commuters and anyone wanting a modern home with a more sociable, lifestyle-led layout.

Internally, the house has been beautifully arranged to make the most of day-to-day family living. The heart of the home is the open plan kitchen/reception room, which creates a bright, easy-flowing space for cooking, relaxing and entertaining. The kitchen is fitted with sleek white high-gloss units, contrasting worktops and a feature breakfast bar, giving a natural spot for morning coffee, informal dining or drinks with friends while cooking. The living area sits beyond and has a lovely connection to the garden, with French doors opening directly outside. A bespoke media wall has also been added, creating a smart contemporary focal point and giving the room a much more polished, considered feel. It is the sort of space that works just as well for quiet evenings in as it does when entertaining, with the garden becoming a natural extension of the room in the warmer months.

There is also a really useful additional room formed from part of the garage, currently used as a dining space/home gym. While not formally converted, it adds excellent flexibility and could suit a range of uses depending on lifestyle, whether that is somewhere to work out, dine, work from home or use as additional storage/utility-style space. The ground floor is completed by a cloakroom and useful storage.

On the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the two further bedrooms are served by the family bathroom. As a modern build, the property also benefits from good energy efficiency, gas central heating, double glazing and the practical advantages you would expect from a home of this age.

Step Outside...
The garden is a real highlight. Fully landscaped and designed to be both attractive and easy to maintain, it offers a brilliant outdoor entertaining space with lawn, patio areas, mature planting and a covered seating area at the far end. It feels private, usable and properly thought through, with different areas for dining, relaxing and play. The direct flow from the living space onto the garden is one of the strongest features of the house, creating that indoor/outdoor feel that is so sought after, particularly in the spring and summer months. There is also a further patio area immediately beside the house, ideal for a morning coffee or evening drink.

To the front, there is driveway parking, and the position of the fuse board may make the installation of an electric vehicle charging point relatively straightforward, subject to the necessary checks.