



Bellevue Farm Road, Pease Pottage

Guide Price £535,000 – £550,000

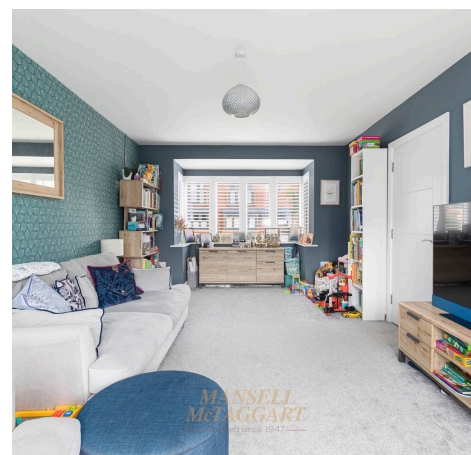
**MANSELL
McTAGGART**
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- Semi-detached family home
- Three double bedrooms
- Built by renowned builders Thakeham Homes to their Albourne design in 2020
- Spacious kitchen/dining room with double French doors
- Generous size living room with double French doors
- Main bedroom with en-suite shower room
- South facing rear garden
- Driveway parking for two vehicles and EV charger leading to a single garage
- Remainder of NHBC warranty
- Council Tax Band 'D' and EPC 'B'

A spacious and well presented, three double bedroom semi detached family home situated within the esteemed Woodgate development in Pease Pottage and offers a premium living experience. Built by renowned builders Thakeham Homes in 2020 to their Albourne design, the property offers spacious and well designed living throughout totally approximately 1047 sq.ft and comes with the guarantee of the remaining 10-year NHBC warranty, underlining its quality and longevity.



The property briefly comprises: entrance hall with coat cupboard and understairs storage cupboard, cloakroom with low level W.C and wash hand basin; a spacious kitchen/dining room offers a range of wall and base units, ample work surfaces, integrated appliances including washer/dryer, dishwasher, eye-level oven, gas hob and extractor hood. The dining space allows plenty of space for dining table and chairs with double French doors out to the rear garden. Completing the ground floor is a double aspect living room with bay window to the front and a second set of double French doors to the rear.



Upstairs offers a generous size main bedroom with double fitted wardrobe and en-suite shower room with double walk-in shower, wash hand basin and low level W.C. Two further double bedrooms and a family bathroom finished with tiled walls, wash hand basin, low level W.C, panelled bath with shower oven and glass shower screen.

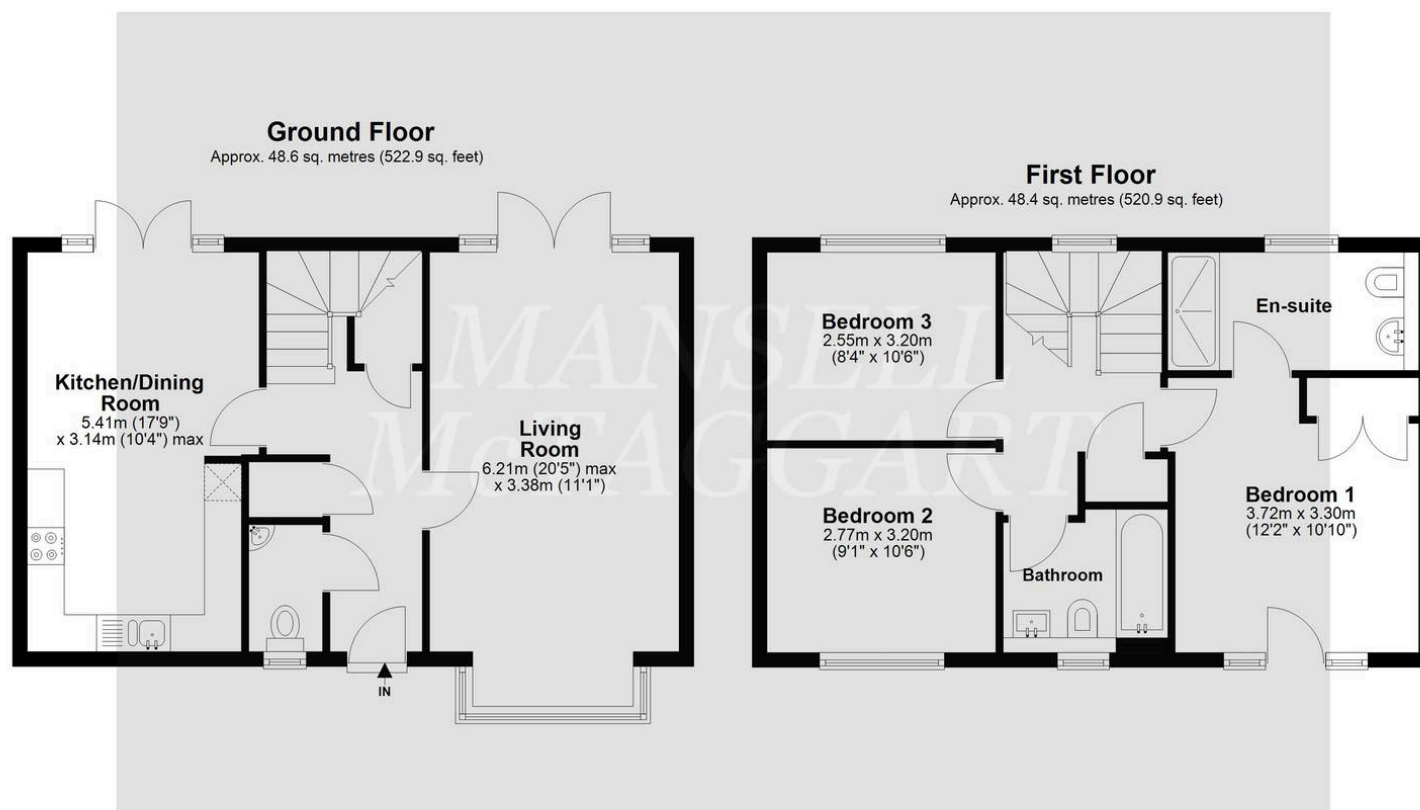
To the front of the property is a low maintenance landscaped front garden with pathway, to the side of the property is a block paved driveway for two vehicles with built in EV charger and leading to the single garage with power. Gated side access is provided to the south facing rear garden which features an expanse of lawn, a patio area abutting the rear of the property and a further patio position to the rear of the garage.

Woodgate is an ideal location for families, boasting the Fastway bus route 20 offering direct access to Three Bridges station and Gatwick airport. The development also features a large communal field, children's park, community centre, coffee shop, and store, catering to diverse needs. Nature enthusiasts will appreciate the surrounding walks leading into Tilgate forest, adding a touch of tranquillity to the vibrant community lifestyle offered by this exceptional property.

Agents Note:

There is an annual Service Charge of £432 paid bi-annually on 1st March and 1st October.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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