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**40 Bluebell Way, Burgess Hill RH15 8UU**  
**£585,000 Freehold**



## 40 Bluebell Way

An exceptionally spacious 4 bedroom semi detached family home, spanning 3 floors that has been substantially extended and undergone a complete modernisation programme to provide all the aspirations of modern day living.

The property further benefits from a fabulous playroom/occasional 5th bedroom above the garage and a useful chalet/workshop has been built in the west facing garden that could easily be used as a home office.

The property is ideally situated in the far corner of this courtyard style setting amongst only 8 houses in Bluebell Way. St Pauls Catholic College and the Triangle Leisure Centre are 0.4 mile away and 2 primary schools are less than 0.6 mile away.

The accommodation includes an entrance hall with stairs to the first floor and a fully tiled cloakroom/wc leading off it. The remainder of the ground floor is completely open plan with one large room being the kitchen/dining/living room. Full length bifold doors allow the living space to flow out to the terrace and garden.



- Entrance Hall & Cloakroom/WC
- Open Plan Kitchen/Dining/Living Room
- 3 First Floor Bedrooms
- Playroom /Occasional Bedroom 5
- Bath/Shower Room
- 2nd Floor Master Suite with Ensuite & Dressing Room
- Extensive Driveway Parking & Large Garage
- Landscaped Rear Garden
- Chalet/Home Office
- Council Tax Band E & EPC Rating C

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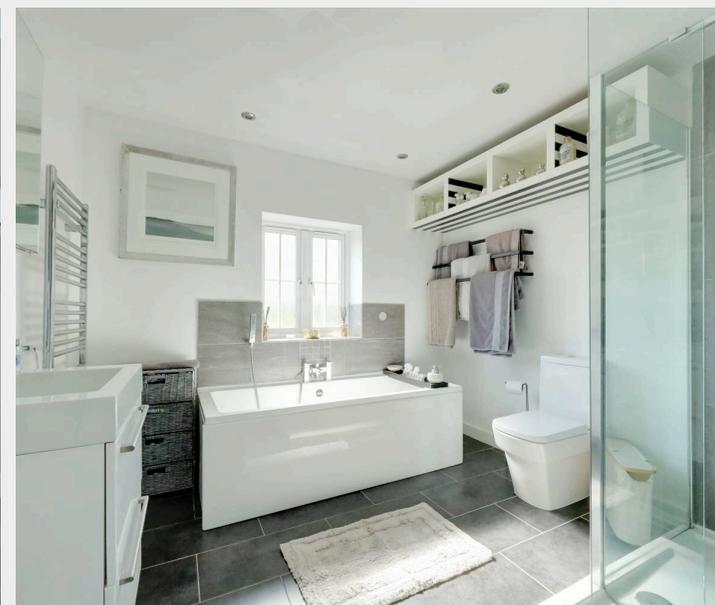
The kitchen is fitted with a range of high gloss white cupboards complemented by a central island with an integrated electric hob with drawers and cupboards beneath. Further integrated appliances include a double oven, a microwave, a wine fridge, a dishwasher and a washing machine.

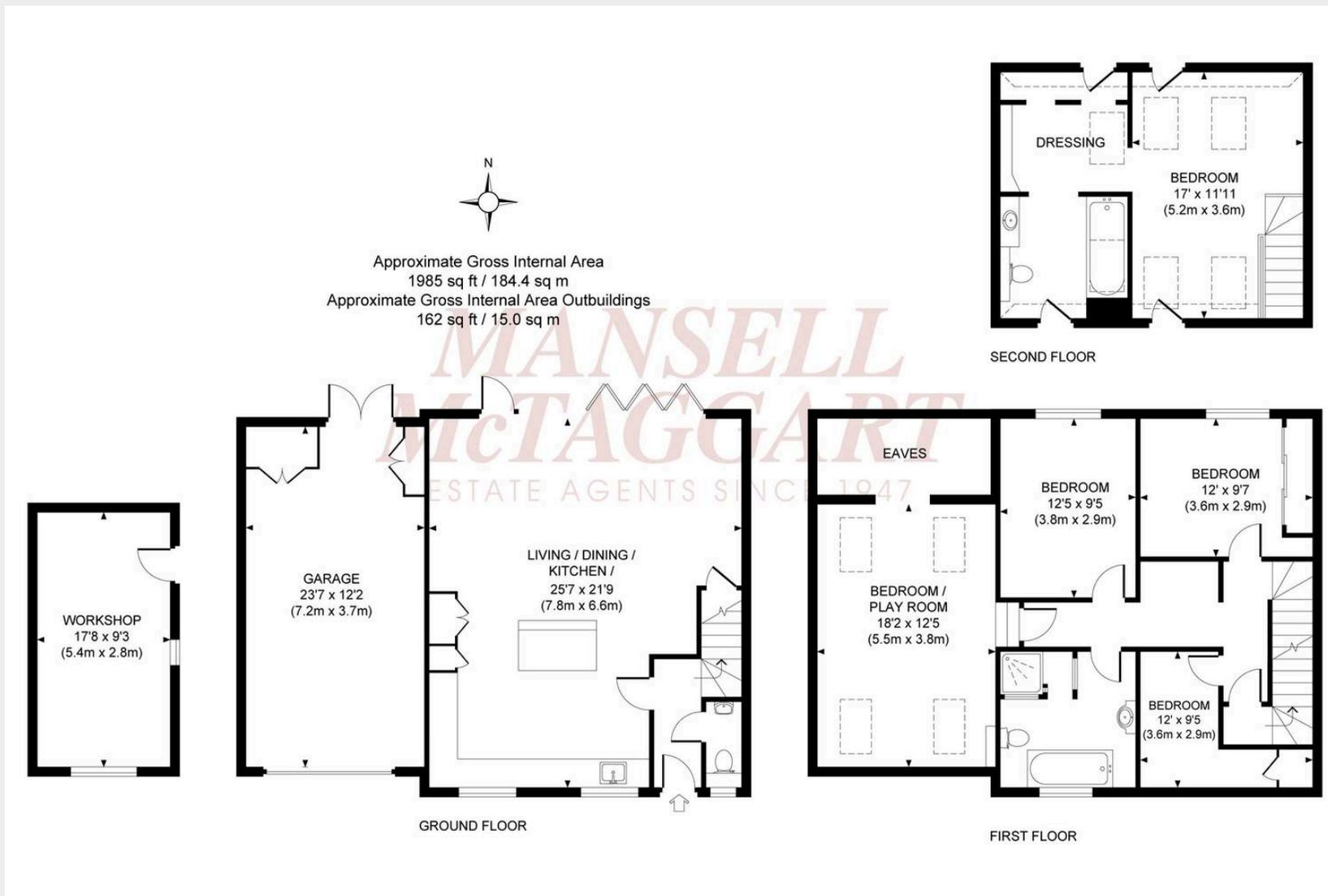
On the first floor landing there are a useful range of built in wardrobes. There are 3 bedrooms and the large playroom/occasional bedroom 5 is above the garage. There is also a bathroom with a separate shower cubicle with drying area. From the landing, stairs rise to the fabulous master bedroom suite, with 4 Velux windows, 2 of which have far reaching views to the South Downs. Square archway to a dressing room/study with Velux window and eaves storage. Impressive ensuite bathroom with a deep spa bath and integrated TV.

Outside a block paved driveway has a timber storage area and provides parking for 6 vehicles. The good size garage is approached via a remote control electric door, being fully plastered and carpeted with storage cupboards and a pedestrian door to the landscaped west facing 42' x 36' rear garden. A paved terrace abuts the house with the remainder laid to artificial lawn, resurfaced in 2026. Outside tap and lights.

BRICK AND TIMBER CHALET/WORKSHOP with independent fuse box, electric heating, power and lights (this could easily be converted to a home office if required).

Benefits include gas fired central heating (the Glow worm boiler new in 2021 is located in the kitchen) and uPVC framed double glazed windows.





## Mansell McTaggart Burgess Hill

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