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Darnaa Orchard Way, Burgess Hill RH15 9PD

Guide Price **£450,000 – £465,000** Freehold



Darnaa Orchard Way

A much improved and immaculately presented 4 double bedroom semi detached house built in 1977 in which our vendors have been in residence since 1995. Benefits include a drive to garage and a beautifully landscaped south facing rear garden.

Situated towards the beginning of this small quiet close with a central green on the western side of town. Easy walk of a selection of schools, St Johns Park and the town centre. The mainline railway station is 1 mile away.

- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Lounge/Dining Room
- 4 Double Bedrooms
- Bathroom
- Private Drive & Garage
- South Facing Rear Garden
- Solar Panels (with income)
- Council Tax Band D
- EPC Rating B



Darnaa Orchard Way

The accommodation comprises an entrance hall with stairs to the first floor and a cloakroom/wc. The dual aspect kitchen/breakfast room has been luxuriously refitted by HKS in Haywards Heath with granite worksurfaces and underfloor heating. Central breakfast bar with cupboards beneath and seating for 2 people. Integrated appliances include a microwave, a dishwasher and fridge/freezer. The light filled lounge/dining room spans the rear of the house with a large picture window with electric blind, Dimplex Opti-Myst fire and door to the garden.

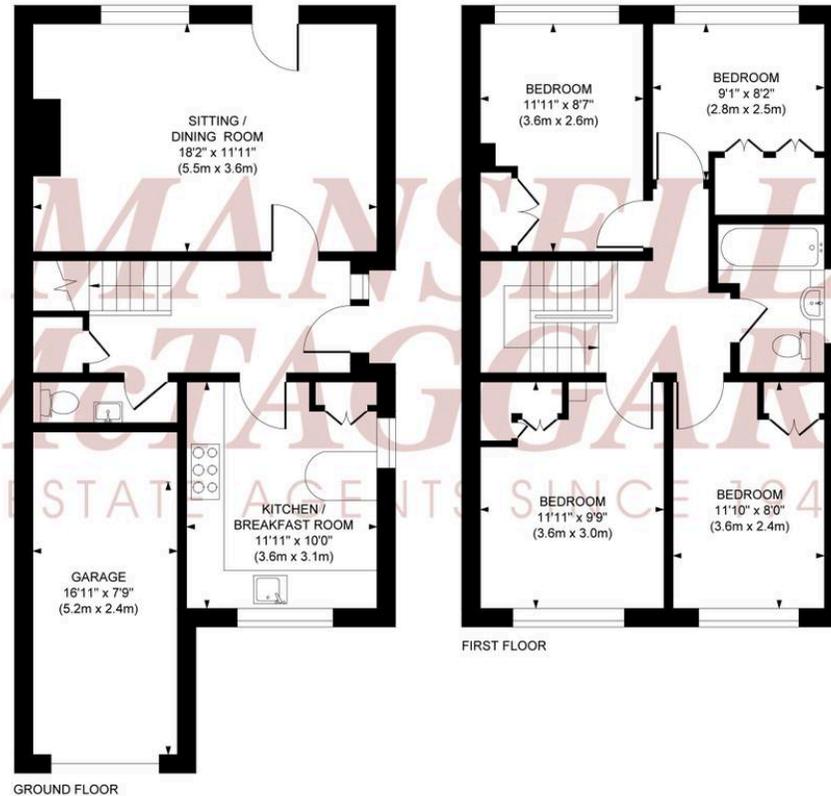
On the first floor landing there is a hatch to the loft with pull down ladder. There are 4 double bedrooms, 3 with built in wardrobes and one with a cupboard/linen cupboard. The fully tiled family bathroom is fitted with a white suite.

Outside a block paved driveway with outside tap leads to the garage. A side gate opens to the south facing 30' x 27 rear garden PLUS a side access with timber shed. A full width patio with electric awning abuts the house with steps to a lawn surrounded by colourful flower beds. Small 2nd patio/seating area, water feature. Outside power. The whole is well enclosed with laurel hedging to the rear with fencing behind.

Benefits include gas fired central heating (the combination boiler is located in the loft), uPVC framed double glazed windows and SOLAR PANELS with an approximate £2000 YEARLY INCOME.



Approximate Gross Internal Area
1024 sq. ft / 95.17 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Burgess Hill

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