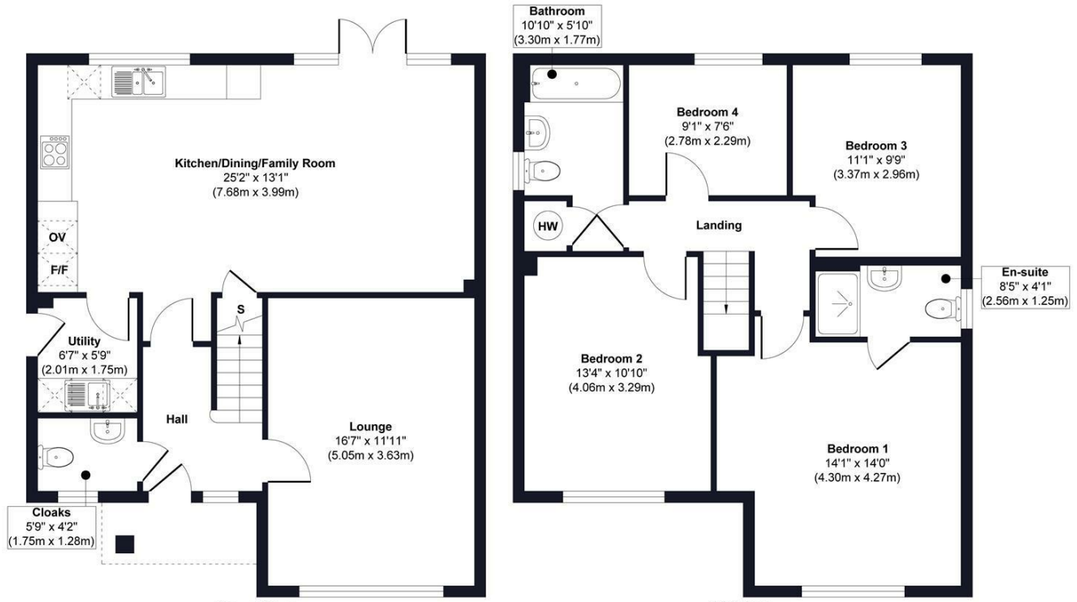
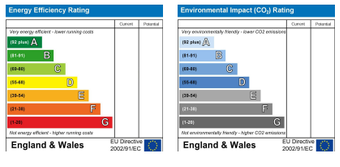


Approx. Gross Internal Floor Area 1366 sq. ft / 126.94 sq. m

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

Produced by Elements Property

PSPhomes



PSPhomes

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.







7 Norris Lane, Haywards Heath, RH17 5ND

Offers Over £750,000 Freehold

PSPhomes

@psphomes
/psphomes
www.psphomes.co.uk

7 Norris Lane, Haywards Heath, RH17 5ND

5 Things We Love...

Built by Redrow Homes in 2020 as part of the award-winning Heritage Collection, offering the sought-after Cambridge design.

The stunning 25ft open-plan kitchen, dining and family room, complete with upgraded Siemens integrated appliances and French doors opening onto the garden.

The beautifully landscaped rear garden, creating the perfect space for outdoor dining, entertaining and family life.

The versatile attached garage, featuring a pedestrian door to the garden, useful loft storage and excellent potential to convert into a home office, gym or studio (subject to the necessary consents).

No onward chain, allowing for a smoother and potentially quicker move into this exceptional family home.

Guide Price £750,000 - £800,000 | Built by Redrow Homes in 2020 as part of their award-winning Heritage Collection, this beautifully presented Cambridge design offers stylish, upgraded accommodation extending to approximately 1,366 sq ft. Featuring an impressive 25ft open-plan kitchen/dining/family room with upgraded Siemens integrated appliances, separate living room, utility room, four generous bedrooms including a principal suite with en-suite, a fully landscaped rear garden, driveway parking and an attached garage, all within the sought-after Penlands Grange development.

The House...
Built by Redrow Homes in 2020 as part of their highly regarded Heritage Collection, this beautifully presented Cambridge design has been thoughtfully enhanced by the current owner with a range of carefully selected upgrades, creating a home that is ready to move straight into.

Designed around the way families live today, the standout feature is the impressive 25ft open-plan kitchen, dining and family room. Whether it's busy weekday breakfasts, entertaining friends or simply relaxing together at the end of the day, this versatile space effortlessly adapts to every occasion. French doors open directly onto the landscaped rear garden, allowing indoor and outdoor living to blend seamlessly during the warmer months.

The contemporary kitchen is both stylish and practical, offering an extensive range of cabinetry, generous worktop space and a selection of upgraded Siemens integrated appliances. A separate utility room keeps the everyday essentials tucked away and provides direct access to the driveway, whilst a cloakroom completes the ground floor.

Positioned at the front of the house, the spacious living room offers a quieter retreat away from the hub of the home, perfect for cosy evenings, family movie nights or simply unwinding at the end of the day.

Upstairs, the principal bedroom provides a peaceful sanctuary with fitted wardrobes and a stylish en-suite shower room. Bedroom two also benefits from fitted wardrobes, whilst two further well-proportioned bedrooms provide excellent flexibility for growing families, guests or those working from home. A contemporary family bathroom, complete with both a bath and separate shower enclosure, serves the remaining bedrooms.

Beautifully presented throughout in tasteful neutral tones, the property combines Redrow's renowned build quality with a number of high-quality owner upgrades, offering an exceptional family home that requires nothing more than moving in.

Moving Outside...
The property occupies an attractive position within the development with a private driveway providing off-road parking and leading to the detached single garage.



The rear garden has been fully landscaped by the current owner to create a wonderful extension of the home. Designed for both entertaining and everyday family life, it features an extensive porcelain terrace, a level lawn and beautifully stocked borders that provide colour and interest throughout the seasons. Offering an excellent degree of privacy, it is the perfect setting for summer barbecues, children's play or simply relaxing outdoors.

The garage benefits from a pedestrian door providing direct access from the rear garden, together with a useful boarded loft storage area, offering excellent additional storage. For those seeking more versatile accommodation, the garage also presents an excellent opportunity to be formally converted into a home office, studio or gym, subject to the necessary consents.

The Location...
Norris Lane forms part of Penlands Grange, a desirable modern development on the northern side of Haywards Heath, known for its attractive layout, areas of green space and family-friendly feel. The house is positioned in a no-through road and enjoys a pleasant outlook over light woodland to the front, giving it a quieter, more open setting within the development. The location is particularly convenient for families, with four separate play areas within the development itself, as well as a good choice of local schools, nurseries and everyday amenities within easy reach. Haywards Heath town centre offers a wide range of shops, cafés, restaurants and leisure facilities, along with Waitrose, Sainsbury's and The Orchards Shopping Centre.

Haywards Heath mainline station is also easily accessible, providing fast and regular services to London, Brighton and Gatwick, making the property well placed for commuters. The surrounding countryside is close by too, with walks, parks and green spaces all within easy reach, offering a good balance between town convenience and a more relaxed family setting. Overall, this is a stylish, well-planned and beautifully maintained modern family home in a quiet position within one of Haywards Heath's most popular recent developments.

The Finer Details...
Title Number: TBC
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: F
Estate Charge: £334 per year
Broadband: Ultrafast broadband is understood to be available.

These details have been prepared in good faith and are believed to be materially correct, but their accuracy cannot be guaranteed and they do not form part of any contract or offer. Prospective purchasers should make their own enquiries and rely on their own investigations, including verification through their solicitor, as to tenure, title, estate charge, local authority, council tax, broadband availability and speed, and all other matters of importance before proceeding.





