



2 Belle Meade Close

Woodgate, PO20 3YD

£450,000

Situated in a cul-de-sac location, this light and spacious family home benefits from the following well-planned accommodation: storm porch; entrance hall with storage cupboard; cloakroom; living room overlooking the front of the property; stylish fitted kitchen / dining room with granite worktops, integrated double-oven, hob, extractor unit, dishwasher, fridge/freezer, wine-fridge, island unit with breakfast bar and opening to conservatory with patio doors to rear garden seating area. The current owners have converted the integral garage into a utility area and snug / study with access door to rear garden. The first-floor accommodation includes four bedrooms, one with ensuite shower room plus the family bathroom with shower over bath. Additional benefits include engineered oak-wood flooring and underfloor heating to the ground-floor accommodation, plus water softener. The exterior of the property is equally appealing, with a block-paved driveway and additional parking area which can accommodate up to five vehicles. The south-west facing rear garden is a lovely retreat, featuring a good-sized area of lawn, Indian sandstone patio area, raised beds, shrub borders and side access gate. This home is ideally situated close to local schools, shops, and amenities, ensuring that everything you need is within easy reach. Additionally, Barnham mainline train station and various bus routes are conveniently nearby. EPC - D. Tenure - freehold. Council Tax Band - E.

- Detached house
- 4 bedrooms
- Kitchen / dining room
- Living room
- Conservatory
- Snug / study
- Utility
- Family bathroom
- Cloakroom
- Garden, driveway and additional parking for 5 cars

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



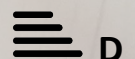
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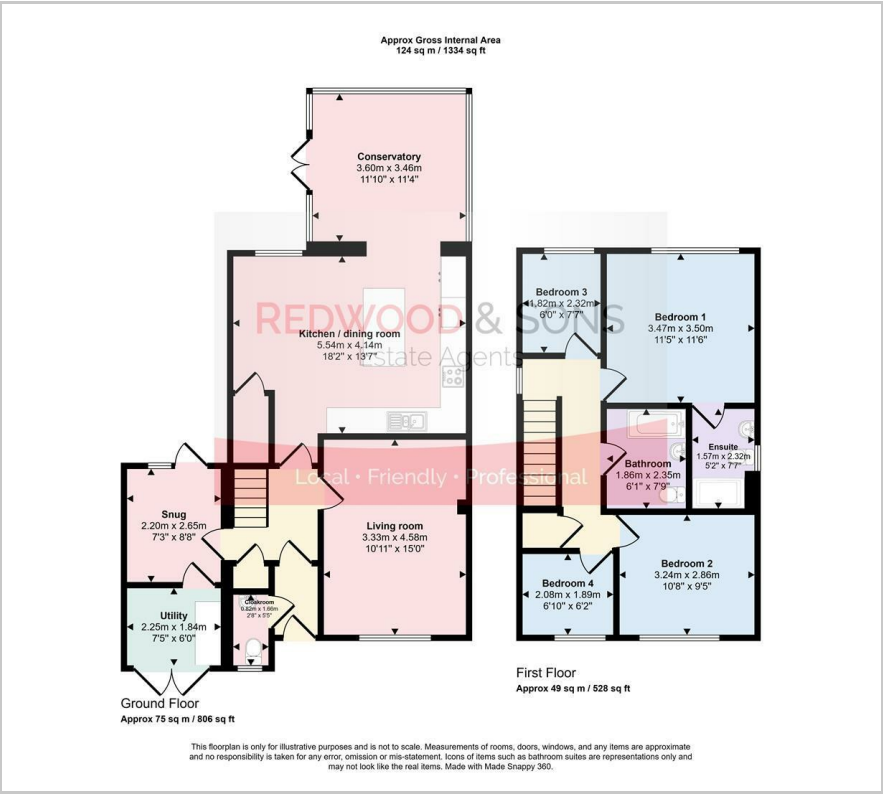


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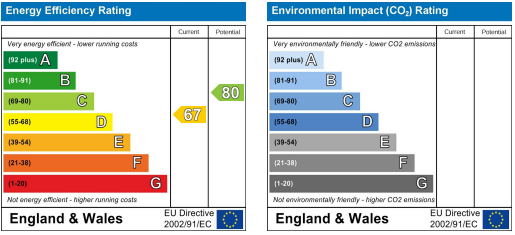
Floor Plan



Area Map



Energy Efficiency Graph



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36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>