

Number 9 Coniston Avenue

Haywards Heath, West Sussex





9 Coniston Avenue

Within walking distance of Haywards Heath Station, Waitrose, Borde Hill Gardens and Harlands Primary School, discover the beautiful 9 Coniston Avenue.

One of a popular collection of homes on the Penlands development built by Redrow in 2022. Situated on the outskirts of Haywards Heath between the villages of Lindfield and Cuckfield, this home has both beautiful countryside and local amenities on its doorstep.

With most of the ten-year guarantee remaining on this well insulated, elegantly designed home, enjoy the added reassurance that comes with owning a new build home.

A warm welcome

Make your way indoors to the welcoming hallway that leads to the kitchen, living room and downstairs cloakroom. Built in 2022, fresh white walls create a neutral, modern feel.

The double aspect reception room, featuring three large shuttered windows, is the ideal cosy space for weekend movie nights, enjoying the peace and quiet this room affords.





"It's a warm and welcoming home that our friends and family have enjoyed visiting. - getting them to leave is the hard part."







Social hub

Follow the hallway through to the open-plan kitchen-living-dining room.

Light floods into this room from the wide windows and french doors that lead onto the garden for modern living that blends indoors with outdoors.

A large central island has been fitted with two large pan and cutlery drawers, integrated bin cupboard, wine rack and space for four sturdy bar stools. The contemporary kitchen also features a large pantry complete with three drawers and enough space for all your larder essentials. With a range of appliances, the kitchen is furnished with a fridge, freezer, double oven, dishwasher and 4 ring gas burner.

Nestled off the kitchen is a useful utility room, plumbed for a washing machine and dryer and housing the boiler, taking care of all the practical needs of everyday living. From the utility room there is direct access to the driveway.



“An expanse of windows and stunning patio doors seamlessly connect the interior to the outdoors.”









Relax & unwind

Retreat to the upper level of the home, where you will find soft carpets and light filled rooms. The generous master bedroom has plenty of space for your king size bed and side tables, built-in wardrobes and shuttered windows. This is the perfect sanctuary to retreat to at the end of a busy day.

Wash away your aches in the modern en-suite shower room complete with large rain shower, toilet, wash basin, heated towel rail and mirrored vanity unit, providing the perfect blend of style and functionality.



Rest & Relax

Three double bedrooms, all flooded with natural light, offer peaceful spaces for rest and rejuvenation.

Serving all three bedrooms, you can soothe away your stresses from the day in the contemporary family bathroom. A modern bath with shower over top and further shower extension providing the perfect assistance for little ones to splash to their hearts content. Part tiled in neutral decor, the toilet, wash basin, heated towel rail and large mirror with an electric shave point to the right complete the room.

The large airing cupboard in the hall is perfect for keeping spare linen fluffy and warm, while the insulated loft provides useful storage for items not needed on a daily basis.





More to explore

As you venture outside, discover the wonders of the delightful east facing garden. This outdoor space is adorned with multiple points of interest and seating areas, beckoning you to unwind and soak up the sunshine. Fully enclosed, this garden provides the perfect escape for children and pets to enjoy.

For added convenience, the garage can be accessed directly from the garden, and a garden gate leads to the expansive driveway, providing ample parking for multiple vehicles.

The garage has been thoughtfully future-proofed with an increased power supply, ready to accommodate an electric charge point, should the need arise.





On your doorstep

The property forms part of the highly desirable Penlands Grange development on the northern fringes of Haywards Heath. With open countryside as your backdrop and Borde Hill Estate only a short drive, Coniston Avenue is a wonderful setting. As well as being only moments to the popular Harlands Primary, the home also falls into the catchment area for Warden Park Secondary Academy in Cuckfield and the 6th form college which is approximately a 12 minute walk. Independent school options of Ardingly, Handcross Park and Great Walstead are all close by. Waitrose and Sainsbury's supermarkets are within easy reach, as are a selection of other shops, cafes and leisure facilities. The town centre has a good range of shops, restaurants, cafés and bars along the Broadway and there are numerous social groups and sports clubs dotted around the town. Countryside walks (paths around the development in to the woods) offer an immediate escape and can take you to neighbouring village of Cuckfield. Brighton & Gatwick Airport can be accessed via Balcombe Road, Hanlye Lane and the A/M23, while London Victoria can be reached directly within 44 minutes from Haywards Heath station.

The Finer Details

HOME

- Detached family home built in 2022
- No onward chain
- Fabulous entertaining space with double doors to patio and garden
- Contemporary kitchen with shaker style cabinetry and large bespoke island
- Spacious separate double aspect reception room
- Four double bedrooms enjoying wonderful views of woodland
- Useful utility room with back door to driveway
- Contemporary bathrooms and separate wc
- Neutral decor throughout
- EPC Rating B, Council Tax Band F

GROUNDS AND LOCATION

- Approximately 1 mile to station serving Brighton, Gatwick & London
- Countryside walks on doorstep
- East facing garden with multiple points of interest
- Single garage with electric door and driveway parking for additional vehicles.
- POD electric vehicle charge point
- Integrated alarm system
- Within catchment for Harland Primary and Warden Park Secondary Academy

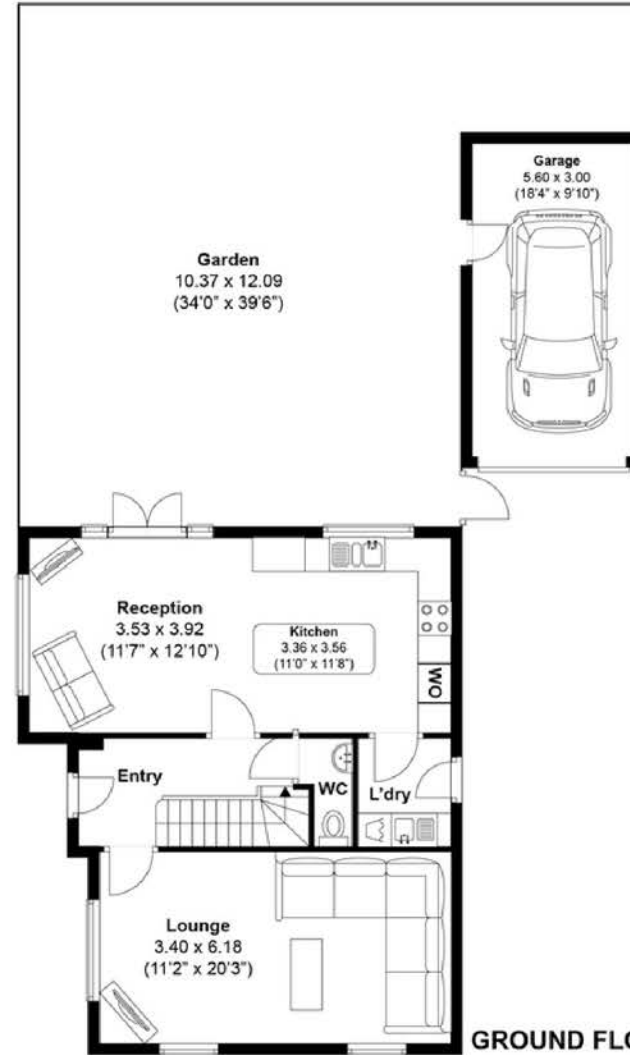
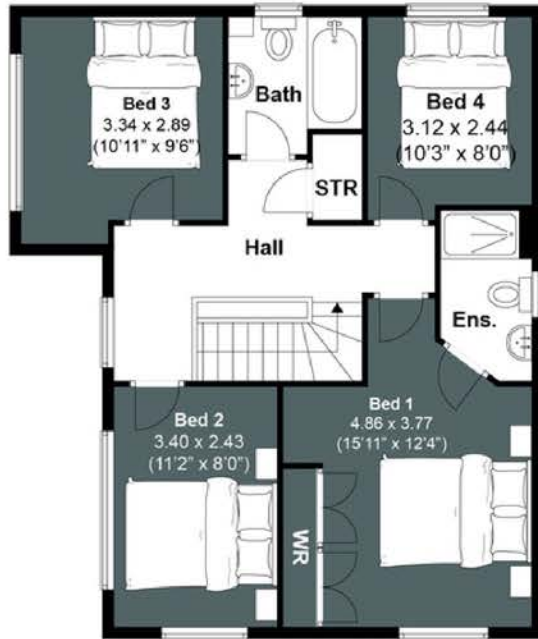
Coniston Avenue, Haywards Heath

Approximately 122.1 sqm (1314 sqft)



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FIRST FLOOR

GROUND FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.



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Proudly presenting... Number 9 Coniston Avenue. For any enquiries, please contact
Carroll Estate Agents using the below information:

info@carrollproperty.co.uk

07962 306496