



Ferrers Road, LEWES

Lewes
Estates

- Detached family home
- Desirable Wallands area of Lewes
- End of cul-de-sac
- Wrap around gardens
- Off road parking
- Large reception rooms
- Family room / Study
- Bathroom and en-suites
- Walk-in wardrobe
- One staircase to finish



Entrance Porch & Hall

Living Room
18'10" x 13'11"

Office / Family Room
10'6" x 8'9"

Utility Room

Kitchen/Dining Room
18'10" x 18'4"

Ground Floor Cloakroom

Stairs To First Floor Landing

Bedroom 1
18'10" x 12'4"

En Suite Shower Room

Bedroom 2
12'4" x 9'4"

Bedroom 3
9'8" x 8'10"

Family Bathroom

Separate Cloakroom

Second Floor

Bedroom 4
14 x 10

Ensuite Shower Room

Outside

Front, Side & Rear Gardens

Driveway



A substantial four bedroom property of approximately 2000 sq ft set beautifully in this tree lined street, with good sized front and rear gardens and off street parking. Situated on a premier road within the favoured and highly sought after Wallands area, the property is located within easy reach of all that Lewes has to offer and enjoys views in part towards the South Downs, which gives a sense of the tranquil residential location.

The property sits at the end of the quiet cul-de-sac and has wrap around gardens as well as off street parking. The accommodation is light, spacious and flexible and has been modernised by the current owners. A large, welcoming reception hall opens to the stairs and reception rooms. Solid wood floors have been fitted throughout the ground floor - of a high quality and hard wearing.

To the left is a spacious, family orientated open-plan kitchen / dining room, which is triple aspect with views across the gardens.

To the other side of the hallway is a large sitting room which in turn leads to a very useful study / family room and then into the utility room.

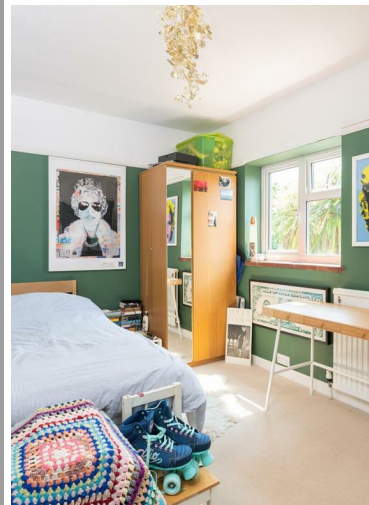
The first floor currently offers three double bedrooms and a family bathroom. The master bedroom also benefits from an en-suite shower room and walk-in wardrobe.

The second floor offers a further double bedrooms and a en-suite shower room. However the staircase to this floor is not in place and will need to be completed by the new owners. (It is also suggested that a builder attends the viewing with you to quote for the staircase as well as bringing a ladder to get access to the top floor).

Outside you have mature gardens with lawns and planted borders surrounding the house as well as a block paved driveway for off road parking.

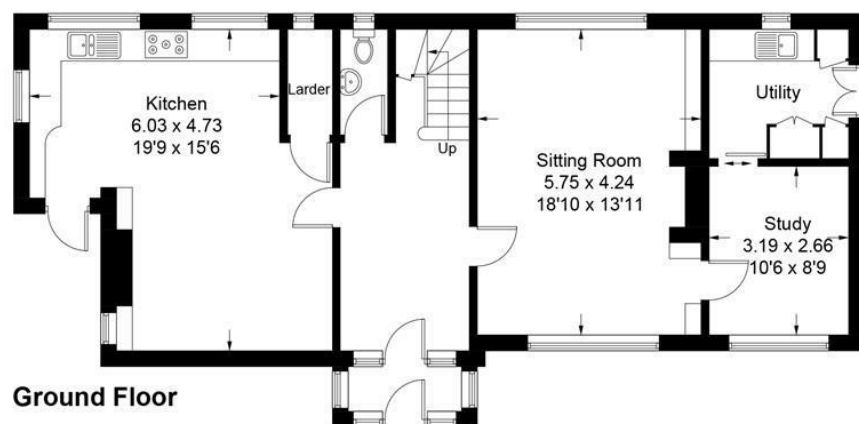
This is a great family house that just needs a few things completing to offer a really well balanced detached home in a favoured road in Lewes.

Energy Performance Rating: D
Council Tax Band: F
Tenure: Freehold



draft

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Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID977762)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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