



35 Danforth Way, Ringmer, BN8 5GF

Approximate Gross Internal Area = 140.9 sq m / 1517 sq ft
 Garage = 23.4 sq m / 252 sq ft
 Total = 164.3 sq m / 1769 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2023

ROWLAND
GORRINGE

64 High Street, Lewes, East Sussex, BN7 1XG
 Tel: 01273 474101
 lewes@rowlandgorringe.co.uk

rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



ROWLAND
GORRINGE

35, Danforth Way, Ringmer, Nr Lewes, Sussex, BN8 5QN

35, Danforth Way
Ringmer, Nr Lewes
Sussex
BN8 5QN

Guide Price £585,000 Freehold

Description:
Ready for immediate occupation. A detached four bedroom family home built to the highest specification and finished with consummate attention to detail. Situated on the edge of this highly desirable small development in the centre of Ringmer, this property boasts a private south-easterly facing rear garden and an integral garage with up-and-over door with off-street parking for one vehicle.

The light and airy accommodation comprises covered Porch with double glazed Front Door into Reception Hall with double width storage cupboard housing ideal wall mounted gas fired boiler, further under stairs cupboard, Amtico grey wood effect flooring, USB points; Cloakroom with low level WC, wall mounted hand wash basin, heated towel rail, Amtico grey wood effect flooring; well fitted Kitchen/Dining Room with range of fitted base and wall units with laminate worktop over, integrated dishwasher, integrated Zanussi microwave combination oven with Zanussi electric oven under, five ring gas hob with glass splashback and electric extractor fan over, integrated washer/dryer machine, integrated frost free fridge/freezer, Amtico grey wood effect flooring; double doors opening into Sitting Room with French windows onto rear garden, pre-wired for Sky Q, USB points.

Staircase from the Reception Hall to first floor Landing with access to loft space with terrestrial and Free View aerial, large cupboard housing mega flow hot water system; Principal Bedroom with range of sliding door wardrobes, door into en suite Shower Room with large walk-in glass screened shower cubicle, heated towel rail, low level WC, vanity unit with inset hand wash basin, ceramic floor and wall tiles; Family Bathroom with panel bath, vanity unit with inset hand wash basin, low level WC, heated towel rail, ceramic floor and wall tiles; Bedroom 2 with en suite Shower Room with walk-in glass screened shower cubicle, low level WC, vanity unit with inset hand wash basin, heated towel rail, ceramic floor and wall tiles; two further Bedrooms to the front of the property.

All main services. Energy efficient thermostatically controlled Gas fired central heating serving panel radiators throughout. Double glazed uPVC windows with high level of insulation. White Roca sanitaryware with chrome fittings. 10 year NHBC Warranty.

Outside:
The property is approached off a tarmac pavement with a brick paved driveway to integral garage with up-and-over door. The private, rear south-easterly facing garden is fully enclosed with close boarded fencing and a side access gate, and has a paved sun terrace and a wide expanse of lawn. There is also a half-glazed door into the rear of the Garage.

Location:
The property is situated on the edge of the Caburn Fields development within easy level walking distance of Ringmer village centre with its Doctor's surgery, Chemist, Butcher, general stores and Veterinary Practice, Domino's Pizza and two village pubs. Ringmer has a great community and benefits from a cricket team who play on the village green, and schooling for all ages. There is a regular bus service into the county town of Lewes with its eclectic mix of shops and restaurants. There is also a main line railway station here offering regular services to London Victoria in just over the hour. The famous Glyndebourne Opera House is on the edge of Ringmer, approximately two miles distant.

