



## 17 North Way, Felpham

Offers In Excess of £475,000 Freehold

Immaculately presented detached house • 3 Double bedrooms (one situated on the ground floor) • 2 Reception rooms with feature fire places • Modern kitchen with integrated appliances • 2 Contemporary bathrooms (one on each floor) • Laundry room • Beautifully landscaped garden • Attached garage and driveway • Owned PV solar panels • Double glazing throughout with plantation shutters to all windows



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This impressive detached house offers a perfect blend of modern style and practical family living, boasting three spacious bedrooms, two contemporary bathrooms, and two generous reception rooms. The heart of the home is the sleek, modern kitchen, complete with integrated appliances, stylish breakfast bar, and elegant wood flooring, illuminated by an abundance of natural light. A thoughtfully designed laundry room adds further convenience, featuring ample storage. The welcoming halls and entryways are enhanced by wooden flooring, decorative mirrors, and glass panel doors, creating a warm and inviting first impression. Both living spaces provide comfortable retreats – one with plush carpeting, a cosy fireplace, and large windows with shutters, and the other with a charming wood-burning stove set against a rustic brick backdrop, perfect for relaxing with family or entertaining guests.

The bedrooms are bright and airy, each designed with comfort and practicality in mind. Features such as built-in wardrobes, plush carpeting, and plenty of space for a vanity or desk area, to ensure a restful atmosphere. The bathrooms are finished to a high standard, with stylish walk-in showers, contemporary tiling, heated towel rails, and skylights for natural illumination. Outside, the property truly shines with a beautifully landscaped, private garden, boasting spacious patio areas ideal for entertaining or al fresco dining. Mature trees, lush greenery, privacy hedging, and decorative archways provide tranquil spaces for relaxation. The well-maintained lawn and gravel pathways create a serene, picturesque setting.

Additional benefits include off-road parking, a secure private driveway, and an attached garage, offering ample space for vehicles and storage. The private entrance, enclosed with robust fencing and mature greenery, ensures security and seclusion. The property's outdoor spaces are perfect for families and those who love to entertain, with multiple seating areas, a well-maintained garden, and a charming patio surrounded by decorative plants and shrubs. Modern lighting fixtures, period features, and an abundance of natural light throughout the home contribute to its inviting ambience. This exceptional detached house combines stylish design, practical features, and outstanding outdoor amenities, making it a highly desirable home for discerning buyers seeking comfort, privacy, and contemporary living.

Council Tax Band: E - Energy Efficiency Rating: C

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