AN UNUSUALLY SPACIOUS AND VERY WELL PRESENTED HOUSE ON A POPULAR DEVELOPMENT ON THE EDGE OF THE VILLAGE YET CLOSE TO ALL AMENITIES.

FULL HEIGHT ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN/DINING ROOM, 2 BEDROOMS ONE WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, GARDENS TO THE FRONT AND REAR, ALLOCATED PARKING SPACE, GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS, GARDEN.

£325,000
1 Bloomery Way, Maresfield

SITUATION: The property is situated in a small cul de sac on this modern development built a few years ago by Charles Church. Maresfield is a thriving community with village inn/restaurant, local shop, primary school and children's playground. The nearest main town is Uckfield with secondary school, good shops and restaurants and railway station with services to London Bridge and East Croydon. The Ashdown Forest is within a couple of miles.

TO BE SOLD: A really spacious and nicely maintained end of terrace village house on this sought after small development built by Charles Church a few years ago. The property has gas fired central heating and double glazed windows with safety locks on the first floor windows. Considered to be in good order, an inspection is recommended. The accommodation is arranged as follows:

ENTRANCE HALL: a full height space with stairs to first floor, understairs storage cupboard.

CLOAKROOM: with low flush w.c., pedestal wash hand basin with mixer tap and tiled splash back.

KITCHEN/DINING ROOM: with comprehensive range of base cupboard and drawer units with work surfaces over, inset one and a half bowl stainless steel sink unit with mixer tap, built-in oven and 4 ring electric hob with stainless steel splashback and extractor hood, integrated dishwasher, washer dryer, fridge/freezer, range of wall cupboards, further store cupboard, aspect to both the front and rear.

LOUNGE: a double aspect room with double doors to the rear garden.

FIRST FLOOR LANDING: with hatch to part boarded loft space.

BEDROOM 1: overlooking the green at the front, door to:

EN SUITE SHOWER ROOM: with fully tiled shower, low flush w.c., pedestal wash hand basin with mixer tap, part tiled walls, window to the rear.

BEDROOM 2: a double aspect room.

BATHROOM: with pedestal wash hand basin, low flush w.c., panel bath with mixer tap and shower attachment, part tiled walls.

OUTSIDE: Front garden laid to lawn with pathway to the front door.

To the rear is a pleasant and good sized garden with paved patio area leading onto level area of lawn with flower and shrub borders. Pathway leading to gate on rear boundary giving access to the parking area with one ALLOCATED SPACE. Timber shed and outside tap.

N.B: There is a residents' charge of £195.21 in the last years to oversee maintenance of areas of communal gardens and the upkeep of the visitor's parking areas and the nearby children's playground.

COUNCIL TAX: Band C - currently £1,578.85 (5/17).

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Bloomery Way, Maresfield, TN22 2DP

Gross internal floor area approximately 91.0 square metres (979 square feet)

This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

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