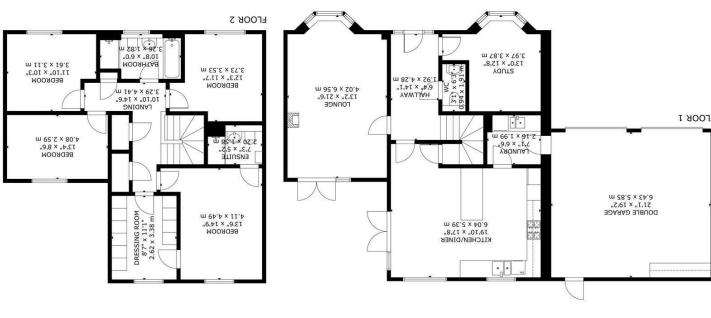
Tel: 01323 840444

MAt \\TSNB | xessu2 steal | Hailsham | East Sussex | BNz\\ TA

both or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. You may download, store and use the material for your own personal use and research. You may not republish, refransmit, redistribute or otherwise make the material available to any way, or store the cream of the material such as a survivoler.

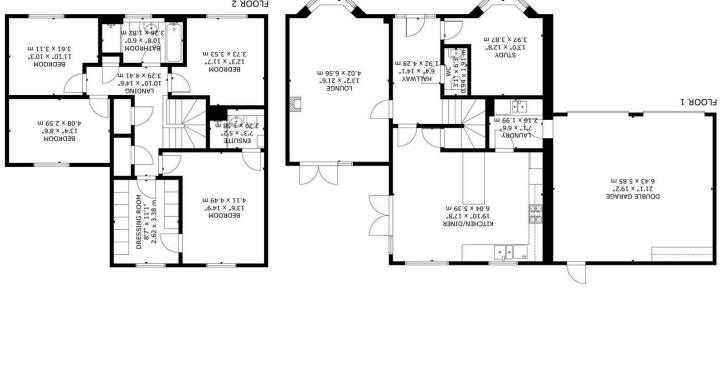








SUƏNƏJS



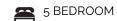
## Trefoil Road, Hailsham





- Location
- Beautifully Presented & Spacious Family Home
- Dual Aspect Lounge & Separate Office Or Sixth Bedroom
- Modern Kitchen/Dining Room Plus Utility Room
- Five Bedrooms & Two Bathrooms
- Ample Off Road Parking
- · Larger Than Average Double Garage
- · Zoned Gas Central Heating
- South Facing Rear Garden & Summer
- Viewing Highly Advised Remainder of 10 Year NHBC Warranty

£575,000













## Trefoil Road, Hailsham

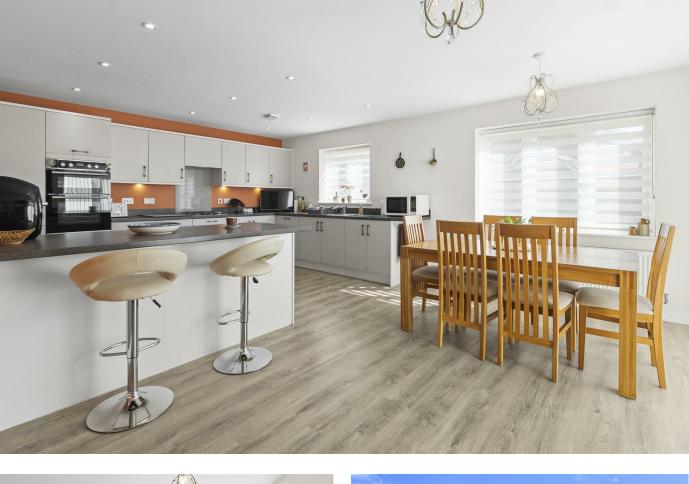
## **DESCRIPTION**

3D Virtual Tour I Stunning Detached Home I Popular Location I Remainder of NHBC Warranty I Double Garage I Five Bedrooms I Dual Aspect Lounge I Large Kitchen/Dining Room I Viewing Highly Advised I

Stevens and Carter Estate Agents are delighted to bring to the market this beautifully presented family home situated in this popular and extremely desirable location. Positioned with walking distance to open green spaces and bus links on your door step. It is the perfect place to raise a growing family.

your door step, it is the perfect place to raise a growing family. You are welcomed into the bright and spacious hallway, here you will find access to all principle rooms. The dual aspect lounge runs front to back and is flooded with natural sunlight throughout the day. It offers ample space for your soft furnishings and a feature fire gives the room a real focal point. Lastly, bi-folding doors from here overlook and afford access onto the garden. Situated close by is a generous kitchen/dining room, the kitchen area boasts ample cupboards for storage, work surfaces and fitted appliances, a handy utility room lies to the rear of the kitchen which in turn leads to the garage. Lastly, to complete the ground floor accommodation, a handy office lies to the front and is perfect for home working. On the first floor you will find Four/Five bedrooms. The principle bedroom is positioned to the rear and boasts a beautifully appointed en-suite shower room/WC. The dressing room to the main bedroom has been created by using the fifth bedroom. This could easily be reinstated as a bedroom if you need the extra space. Lastly, the family bathroom comprises of a bath with shower over, separate shower cubicle, wash basin, WC and are complimented by modern tiling.

Externally, the southerly aspect rear gardens are mainly laid to lawn with areas for planting. The patio area captures the sun throughout the day and is an idea space to sit and relax. Ample off road parking can be found to the front plus a larger than average double garage with electric doors













## Trefoil Road, Hailsham

Entrance Hallway 4.29m x 1.93m (14'1 x 6'4)

Lounge 6.55m x 4.01m (21'6 x 13'2)

Study 3.96m x 3.86m (13'0 x 12'8)

Kitchen/Dining Room  $6.05m \times 5.38m (19'10 \times 17'8)$ 

Utility Room 2.16m x 1.98m (7'1 x 6'6)

Ground Floor WC 1.91m  $\times$  0.94m (6'3  $\times$  3'1)

First Floor Landing 4.42m x 3.30m (14'6 x 10'10)

Bedroom One 4.50m x 4.11m (14'9 x 13'6)

Ensuite Shower Room/WC 2.21m  $\times$  1.57m (7'3  $\times$  5'2)

Dressing Room Or Bedroom Five  $3.63m \times 2.62m$  (11'11  $\times$  8'7)

Bedroom Two  $3.73m \times 3.53m (12'3 \times 11'7)$ 

Bedroom Three 3.61m  $\times$  3.12m (11'10  $\times$  10'3 )

Bedroom Four 4.06m x 2.59m (13'4 x 8'6)

Family Bathroom/WC 3.25m x 1.83m (10'8 x 6'o)

Off Road Parking

Double Garage 6.43m x 5.84m (21'1 x 19'2)

Front & Rear Gardens

Viewing Highly Advised