



Aurora Croft Road
Crowborough, TN6 1DS
£425,000

Price Range - £425,000 - £450,000

If you are looking for a home with character, look no further. Stopped in history this property was previously St Anthony's Nunnery. The current owner was the first to have Aurora as a residential home. We understand that the main bedroom was used by the Mother Superior and what is now a dressing area we believe was previously where Mother Superior prayed. Over the last 7 years the owner has created three bedrooms, a new modern kitchen and bathroom. The living room is spacious and flooded with light from the large window overlooking the garden and has a charming wood burner, ideal for cozy evenings. Venture through to the sun room which in turn has access to the outside, perfect for summer entertaining. Externally, the property benefits from a generous wraparound garden which also boasts a large timber outbuilding as well as shed and off road parking for one car.

Entrance

Steps up to front door.

Entrance Hallway

Wooden front door opening into hallway, steps up, radiator. Doors to:-

Utility Cupboard

UPVC double glazed window to the side. Space and plumbing to stack washing machine and tumble dryer. Consumer unit and meters. Tile effect vinyl flooring.

Kitchen/ Breakfast Room

Part glazed door opening into this fully fitted kitchen. A range of cream wall and base units line either side of the room, with wood effect laminate worktop, upstand and tiled splashback. 'Beko' four ring electric hob with low level oven beneath and stainless steel extractor above. Space for fridge/freezer. Stainless steel sink and drainer with built in display cupboard above. Space and plumbing for slimline dishwasher. Breakfast bar/ UPVC double glazed window to the rear overlooking the garden. Additional built in cupboard housing wall mounted 'Worcester' gas fired boiler. Wood effect flooring.

Lounge/ Diner

Wooden steps down to this spacious, triple aspect reception room. UPVC double glazed window to the rear looking out to the garden. Two additional double glazed opaque windows, one to the side and one to the front, both with radiators below. A stone fireplace with wood burner inset creates a lovely focal point to the room. Stairs to first floor. Opaque door to:-

Conservatory

UPVC double glazed French doors opening out to the garden. Radiator. Wood effect flooring.

Landing

UPVC double glazed window. Radiator. Loft hatch. Doors to:-

Bedroom One

UPVC double glazed window to the rear overlooking the garden, with radiator below. Built in wardrobe with both hanging and shelving storage. Ceiling light and fan.

Bedroom Two

A double aspect room with UPVC double glazed windows to the rear and side. Built in storage cupboard with shelves. Radiator.

Bedroom Three

UPVC double glazed window to the side. Radiator. Accessed via:-

Dressing Area

Window to the side with radiator below. Useful built in storage cupboards.

Family Bathroom

Triple aspect, comprising of enclosed, fully tiled shower cubicle with wall mounted shower. Roll top bath with shower attachment. Push button flush toilet and sink with vanity storage cupboard below and tiled splashback. Heated towel rail. Wall panel detailing. Wood effect flooring.

Outbuilding

Currently utilised as a bar, this versatile space could easily be used as a home office and benefits from power and light. Bi-fold doors at the front open out to a decked veranda.

Garden

This private garden is mainly laid to lawn and wraps around the side and rear of the property. There are several different areas which can be utilised for outside dining and entertaining. Large shed and additional smaller shed which provides useful storage. Path to gated side access.

Parking

Accessed via timber gates the property benefits from a private driveway which provides off road parking for one car and also boasts an electric charging point.

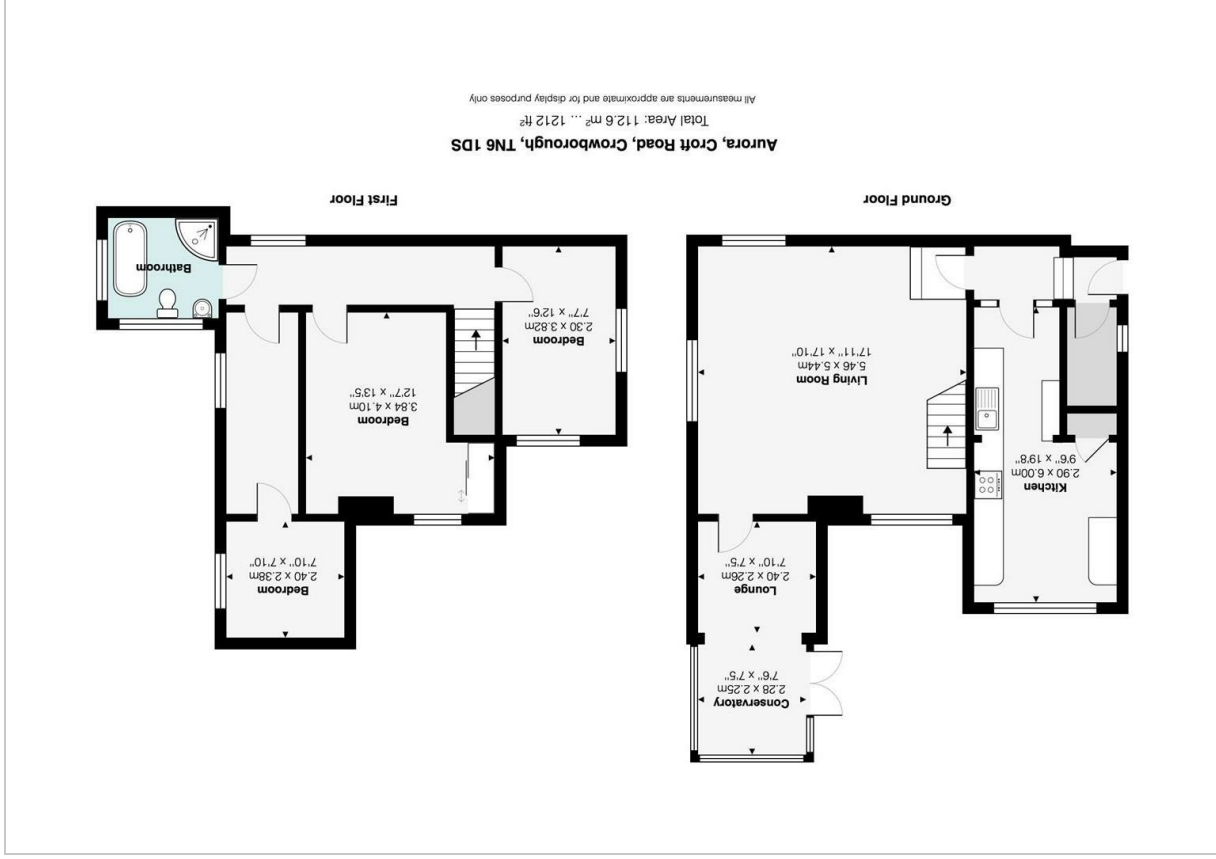
Additional Information

Wealden District Council. Tax Band D.





Floor Plan



Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (37 kWh)	A (37 kWh)
B (45 kWh)	B (45 kWh)
C (55 kWh)	C (55 kWh)
D (65 kWh)	D (65 kWh)
E (75 kWh)	E (75 kWh)
F (85 kWh)	F (85 kWh)
G (95 kWh)	G (95 kWh)

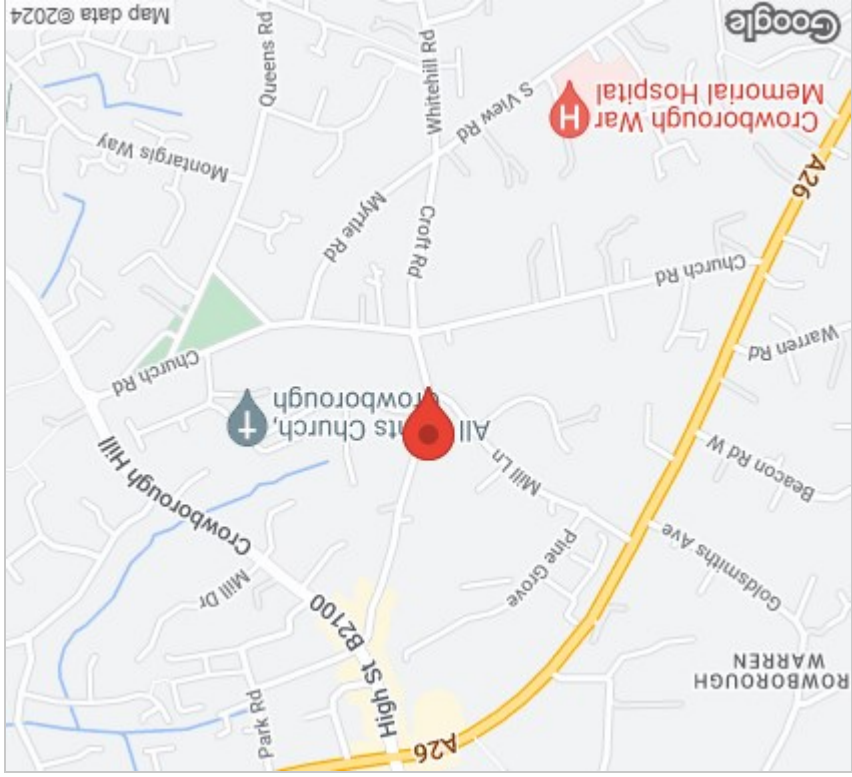
EU Directive 2002/91/EC

England & Wales

Low energy ratings - higher running costs

Very energy efficient - lower running costs

Energy Efficiency Graph



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