



Banfield Estate Agents  
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FOR SALE

10 Pages Close  
Heathfield, TN21 0UZ  
£520,000

Banfield Estate Agents are delighted to present to the market this well presented, five bedroom detached family home, situated in a corner plot of a popular cul-de-sac. Internally the property comprises of an entrance hallway, generous living room and spacious kitchen/ diner, conservatory, study and downstairs toilet. To the first floor there are three bedrooms, one of which is the master boasting a Jack and Jill ensuite shower room and family bathroom. The second floor benefits from two further double bedrooms. The garden room which can be accessed from the house or garden boasts a hot tub, making it the ideal space to relax. The garden wraps around the side and rear of the property and there is the added bonus of the Summer house. To the front of the property is a good size driveway providing off road parking for several cars and a double garage. Internal viewing is highly recommended to appreciate the vast amount of living space!

### **Entrance Hallway**

Part glazed UPVC front door, with double glazed panels either side opening into spacious hallway. Switch back stairs to first floor, Two useful storage cupboards. Radiator. Doors to:-

### **Downstairs WC**

Fully tiled, comprising of push button flush toilet and sink with vanity storage unit beneath. Opaque double glazed window to the front. Tiled floor. Radiator.

### **Living Room**

A double aspect room with UPVC double glazed window to the front and additional UPVC double glazed window to the side. Two radiators. Double doors opening to:-

### **Kitchen/ Diner**

Fitted with a range of shaker style wall and base units, with complimentary wooden worktops and tiled splashback. Ceramic one and a half bowl sink and drainer sits beneath UPVC double glazed window to the rear garden. 'Belling' range cooker with gas hob, space for freestanding American style fridge/ freezer. Space and plumbing for dishwasher, washing machine and tumble dryer. Cupboard housing gas fired 'Baxi' boiler. Radiator. Part glazed UPVC door out to the garden. Tiled flooring runs throughout the kitchen through to the dining area which boasts ample space for a dining table. Double glazed sliding doors to conservatory.

### **Conservatory**

UPVC double glazed conservatory, wood effect flooring and radiator. French doors out to rear garden. Door to:-

### **Garden Room**

Fully panelled with UPVC double glazed window to front and double glazed French doors out to rear garden. 'Zspas' hot tub.

### **Study/ Reception Room**

Previously utilised as an office, another good size room with UPVC double glazed window to the front. Cupboard housing the gas and electric meters as well as the consumer unit. Radiator. Useful pantry cupboard with shelving storage. Wood effect flooring.

### **First Floor**

#### **Landing**

UPVC double glazed window to the side. Airing cupboard housing the hot water tank and slatted shelving storage. Stairs to second floor. Doors to:-

#### **Bedroom One**

A well presented double bedroom with UPVC double glazed window to the front, radiator below. Door to:-

#### **Ensuite Shower Room**

Fully tiled, Jack and Jill shower room, comprising of enclosed shower cubicle with wall mounted shower. Enclosed push button flush toilet, sink with vanity storage cupboard below and mirror above. Opaque UPVC double glazed window to the rear. Tiled floor. Door to master bedroom and hallway.

#### **Bedroom Two**

Another nice size double bedroom with double glazed window to front and radiator below.

#### **Bedroom Five**

UPVC double glazed window looking over the rear garden, radiator beneath.

#### **Family Bathroom**

Fully tiled bathroom, comprising jacuzzi bath with 'Triton Enrich' shower above. Enclosed push button flush toilet, sink with vanity storage cupboard below. Opaque double glazed window to the rear. Tiled floor.

### **Second Floor**

#### **Bedroom Three**

UPVC double glazed window to the front, electric radiator below.

#### **Bedroom Four**

UPVC double glazed window to the rear, electric radiator below. Eaves storage cupboard with light.

#### **Rear Garden**

The private garden wraps around the rear and side of the property, starting with a patio perfect for outside dining or entertaining. Stepping up from the patio to the lawn, beyond which is the Summer house complete with light. Mature borders line the perimeter, to the side there is a further tiered areas of lawn and personal door to the garage. Gated side access. Outside tap.

#### **Garage & Parking**

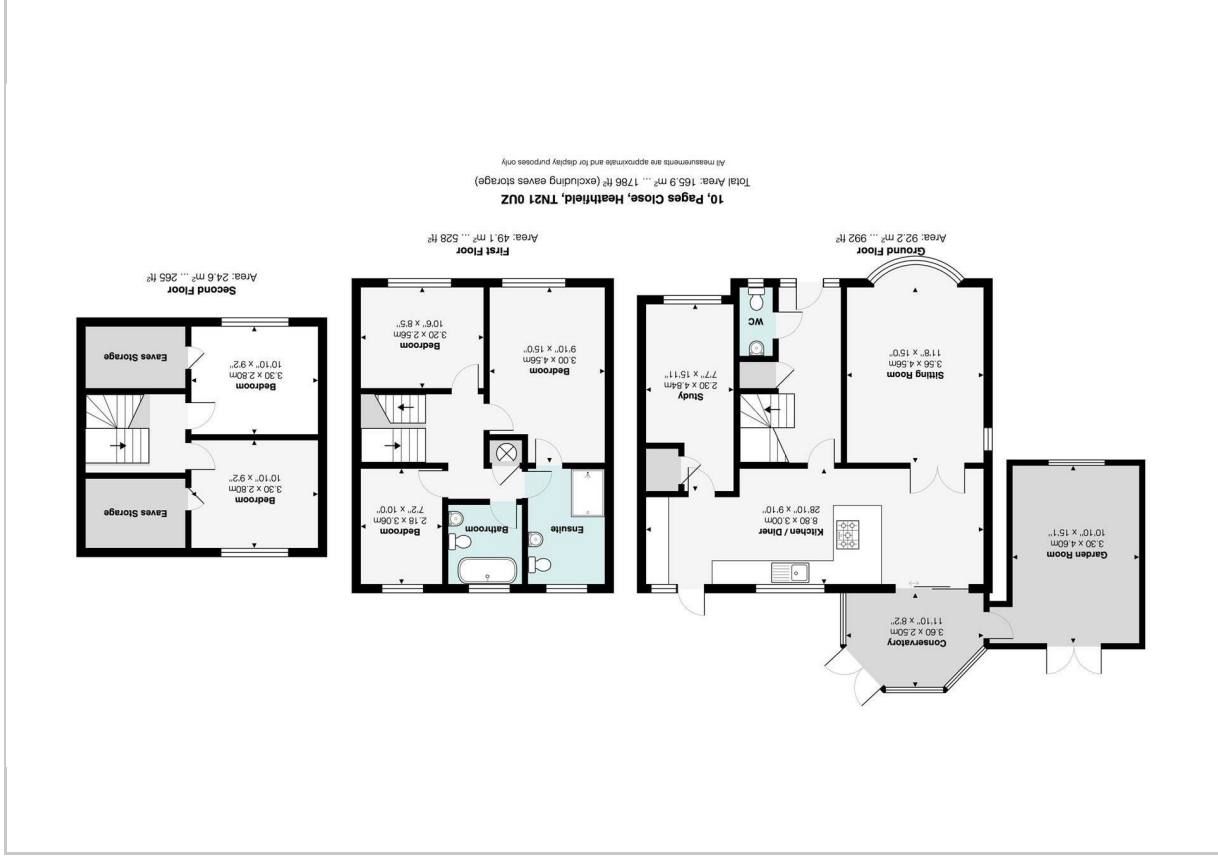
Double garage with two up and over doors, benefitting from power and light. Large driveway to the front of the property providing off road parking for several cars. Area laid to lawn.

#### **Additional Information**

Wealden District Council. Council Tax Band E.



## Floor Plan



## Viewing

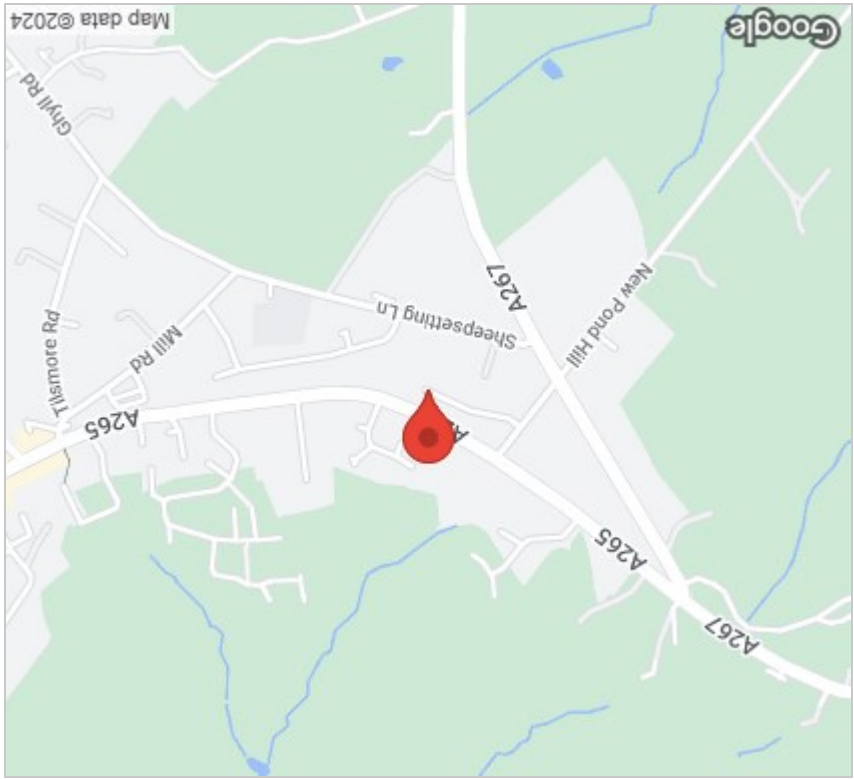
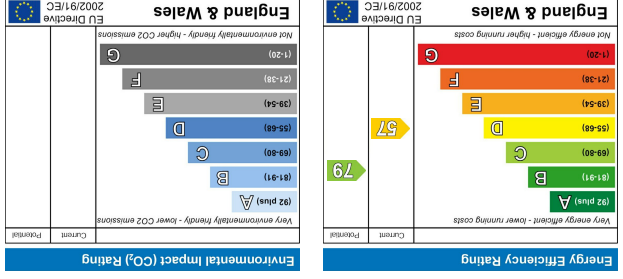
Please contact our Banfield Estate Agents Office on 01892 653333

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

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## Energy Efficiency Graph



## Area Map

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