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1 The Mallards,
Offers In Region Of £680,000

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This stunning detached family residence, a Sycamore design by Riverdale Developments, is proudly marketed by KMJ Property. Nestled within an exclusive new development just a short stroll from a 70-acre Country Park, this home emanates a bright and airy ambiance.

Step into luxury as you enter the open porch with exterior lighting, leading to a composite double-glazed door. The entrance hall boasts Amtico flooring, setting the tone for the exquisite features that follow. Discover a meticulously designed living space with a sitting room, study, and a contemporary kitchen/dining room equipped with top-of-the-line Paula Rosa fittings. The kitchen seamlessly integrates with a utility room, offering modern convenience.

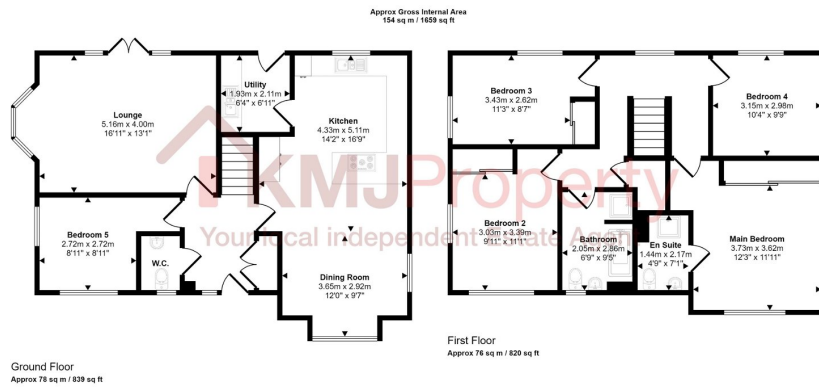
Ascend to the first floor, where a master bedroom awaits, complete with an en suite shower room. Three additional double bedrooms are served by a stylish family bathroom. The entire home is adorned with Amtico flooring, fitted carpets, and double glazing, ensuring a premium living experience.

Beyond the interiors, this residence boasts an open porch, landscaped walled rear garden, and a detached garage with off-road parking. Enjoy the perfect blend of elegance and functionality, with features like USB ports, recessed LED spot lighting, and contemporary fixtures throughout.

The property's location in Crowborough, the largest town in East Sussex, adds to its appeal. Homeowners benefit from a close proximity to supermarkets, excellent schooling options, a leisure centre, and convenient transportation links, including a mainline railway station with direct trains to London Bridge.

This property comes with the added assurance of the balance of NHBC Warranty.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, stores, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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