



WALNUT CLOSE
HEATHFIELD - £625,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

13 Walnut Close

Heathfield, TN21 8YL

Entrance Hall - Cloakroom - Sitting Room - Dining Room - Family Room - Kitchen/Breakfast Room - Utility Room - Bedroom 1 With En-Suite Shower Room - 4 Further Bedrooms - Family Bathroom - Driveway Providing Off Road Parking - South Facing Rear Garden & Greenhouse & Garden Store

An opportunity to acquire a modern five bedroom, three reception room detached property situated in the corner of this well regarded cul-de-sac within the confines of the Green Lane development. The property enjoys a double aspect sitting room, dining room, kitchen/breakfast room with utility room and a converted double garage to provide a large family room, family bathroom and an en-suite shower room. There is also uPVC leaded light double glazing, off-road parking to the front and southerly facing gardens to the rear with a large shed and greenhouse.

ENTRANCE HALL:

Accessed via double glazed panelled FRONT DOOR with outside coach style light. Stairs to first floor landing. Tiled flooring. Useful understairs cupboard. Radiator. Doors to:-

CLOAKROOM:

uPVC obscure leaded light double glazed window to front. WC with concealed cistern, wash basin with tiled splashback and cupboard under. Radiator. Tiled flooring.

SITTING ROOM:

A double aspect room with uPVC leaded light double glazed window to front and uPVC leaded light double glazed french doors to rear. Radiators. Feature fire place with painted timber surround. Double door return to:-

DINING ROOM:

uPVC leaded light double glazed window to rear. Radiator

KITCHEN/BREAKFAST ROOM:

uPVC leaded light double glazed windows to side and rear. Fitted with a contemporary range of marble effect roll top work surfaces incorporating matching cupboard and drawer units below with chrome effect handles. Inset five ring 'Caple' gas hob with canopy style extractor hood incorporating light over. Various pan drawers. Integrated wine cooler. Integrated dishwasher with matching front panel. Tower style unit incorporating stainless steel brush fronted oven and grill with microwave oven (not working) over and further storage aside. Space and fittings for large fridge/freezer. Localised tiling. Matching wall mounted cupboards. Recessed ceiling downlighters. Ample space for table and chairs. Radiator. Slate effect ceramic tiled flooring. Glazed obscure panelled door into:-



UTILITY ROOM:

uPVC leaded light double glazed window and door to outside. Fitted with matching range of units to the kitchen incorporating appliance space and wall mounted 'Worcester' gas fired central heating boiler and control panel. Marble-effect worktop with inset stainless steel sink. Radiator. Access to eaves storage space.

FAMILY ROOM:

A spacious room formerly the double garage with twin uPVC leaded light double glazed windows to front. Recessed ceiling downlighters. Two wall mounted electric heaters. Door to rear lobby area with a uPVC double glazed door to side, timber-effect laminate flooring and further access to a large walk-in cupboard.

Staircase from entrance hall leads to a PART GALLERIED FIRST FLOOR LANDING: Radiator. uPVC leaded light double glazed window to front. Timber panelled door to airing cupboard housing hot water tank with slatted shelving over. Access to loft space. Range of further timber panelled doors to:-

BEDROOM 1:

uPVC leaded light double glazed window to rear. Double fitted wardrobe cupboards. Radiator. Door to:-

EN-SUITE SHOWER ROOM:

Fitted with a contemporary white suite incorporating chrome effect fittings of low level WC, pedestal wash basin into vanity unit with storage cupboards below. Enclosed shower cubicle with twin headed unit inside being fully tiled around. Localised tiling. Heated ladder style chrome effect towel rail. Ceramic tiled flooring. Recessed ceiling downlighters. Obscure leaded light uPVC double glazed window to side.

BEDROOM TWO:

uPVC leaded light double glazed window to rear. Two fitted double wardrobe cupboards. Radiator.

BEDROOM THREE:

uPVC leaded light double glazed window to front. Fitted double and single wardrobe cupboards. Radiator.

BEDROOM FOUR:

uPVC leaded light double glazed window to front. Fitted double wardrobe cupboard. Radiator.

BEDROOM FIVE:

uPVC leaded light double glazed window to front. Fitted double wardrobe cupboard. Radiator.

FAMILY BATHROOM:

uPVC obscure leaded light double window to side. Fitted with a white suite incorporating chrome effect fittings of low level WC with concealed cistern inset into vanity unit with wash basin and swan neck style mixer tap over and cupboard and drawer units and marble effect display shelf. Panelled bath incorporating 'Mira' thermostatic shower unit over. Recessed ceiling downlighters. Ceramic tiled flooring and tiled to four walls. Heated chrome effect ladder style towel rail.



OUTSIDE:

The FRONT of the property is approached over a herringbone brick paved DRIVEWAY providing OFF-ROAD PARKING for a number of vehicles including an open plan area of lawn and outside security light. The REAR garden is laid predominantly to lawn with patio terrace and all being fence enclosed. The gardens enjoy a southerly aspect with a useful detached timber garden store, greenhouse, outside light and tap.

SITUATION:

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



Sales, Lettings, Land & New Homes

27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 1945 ft² ... 180.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.