



CUCKOO DRIVE
HEATHFIELD - GUIDE PRICE £450,000



7 Cuckoo Drive

Heathfield, TN21 8AR

Entrance Hall - Cloakroom - 'L' Shaped Sitting/Dining Room - Kitchen - Utility Room - First Floor Landing - Master Bedroom With En-Suite Shower Room - Three Further Bedrooms - Enclosed Rear Garden - Driveway Providing Off-Road Parking - Access To The 'Cuckoo Trail'

Offered with NO ONWARD CHAIN this four bedroom detached property is situated in a cul-de-sac position on the periphery of Heathfield yet within walking distance of local shops and amenities. The property benefits from spacious accommodation throughout with an 'L' shaped sitting/dining room opening into a modern kitchen with access to the rear garden, utility room, ground floor cloakroom, four bedrooms (master with en-suite shower) and a family bathroom to the first floor. The enclosed private gardens to the rear enjoy a patio terrace and area of lawn backing directly onto the 'Cuckoo Trail' with garden shed.

Outside light. uPVC double glazed panelled front door into:

ENTRANCE HALL:

Double glazed window to side. Fitted doormat. Stairs to first floor with useful understairs recess. Radiator. Double doors to lounge and further door to dining room.

CLOAKROOM:

Obscure uPVC double glazed window to front. White suite comprising low level WC, wall mounted wash basin with mixer tap over and tiled splashback. Ceramic tiled flooring. Radiator.

L-SHAPED SITTING/DINING ROOM:

uPVC double glazed window to front and rear plus patio doors. Electric fire with timber surround. Door to useful shelved cupboard. Radiators. Wide opening into:

KITCHEN:

uPVC double glazed window and door to rear garden. Range of modern marble-effect worktops with matching timber cupboard and drawer units below incorporating stainless steel brush fronted 'Rangemaster' range with five ring gas hob with splashback and extractor hood and light over. Localised tiling. Matching wall mounted cupboards. Recessed ceiling downlighters. Floor level heating.



UTILITY ROOM:

uPVC double glazed window to front. Range of worktops with fitted stainless steel sink and drainer with mixer tap and cupboard and drawer units below. Space for appliances. Wall mounted cupboards over and localised tiling. Wall mounted gas-fired central heating boiler. Timber effect laminate flooring. Cupboard housing fuse box and meters.

FIRST FLOOR LANDING:

Access to loft space with pull down ladder and light providing further large useful storage space which is boarded. Door to useful cupboard with slatted shelving within. Range of doors to:

MASTER BEDROOM:

uPVC double glazed window to front. Twin fitted double wardrobe cupboards with linen storage over. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Fitted with a white suite comprising low level WC, pedestal wash basin with mixer tap and vanity mirror over and tiled enclosed shower cubicle. Shavers point. Tiled effect flooring. Heated ladder style chrome effect towel rail.

BEDROOM TWO:

uPVC double glazed window to front. Fitted double wardrobe cupboard with linen storage over. Radiator.

BEDROOM THREE:

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR:

uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM:

uPVC obscure double glazed window to rear. Fitted with a white suite comprising low level WC, pedestal wash basin with mixer tap and vanity mirror over and panelled bath with mixer tap/shower attachment over. White ladder style heated towel rail. Tiling to four walls. Tiled effect flooring.

OUTSIDE:

The FRONT of the property benefits from a driveway providing off road parking with slate chipped flower and shrub borders and pathway to front door. Gated access to the side leads to the REAR garden. An attractive and pleasant aspect with paved flagstone patio terrace, areas of lawn and flower and shrub borders. Outside tap. Useful garden shed. Gated access to the rear provides entry to the 'Cuckoo Trail'.



SITUATION:

The property is conveniently located for access to Heathfield with its wide 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:

D

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

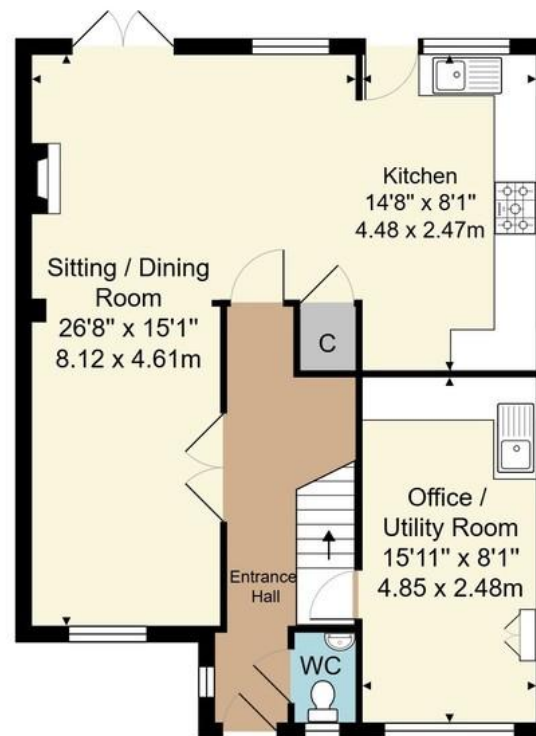
Mobile Phone Coverage search Ofcom checker

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

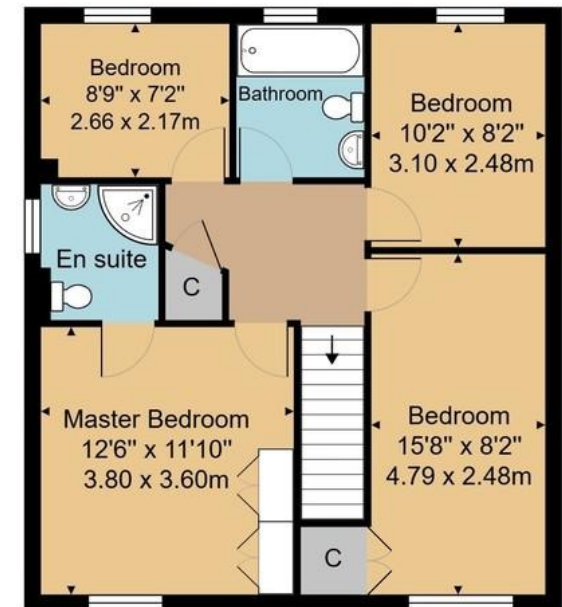
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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



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 1325 ft² ... 123.1 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.