

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Goldcrest Drive, Ridgewood, TN22 5QG

- Superb, Extended Detached Home
- 5/6 Bedrooms, 3 Bathrooms
- Feature Open Plan Living Space
- Potential Annexe Accommodation
- Good Size Plot/Gardens
- Large Driveway & Double Garage



### EPC RATING

Current:  
71 | c

Potential:  
80 | c

Guide Price:  
**£700,000 - £725,000**



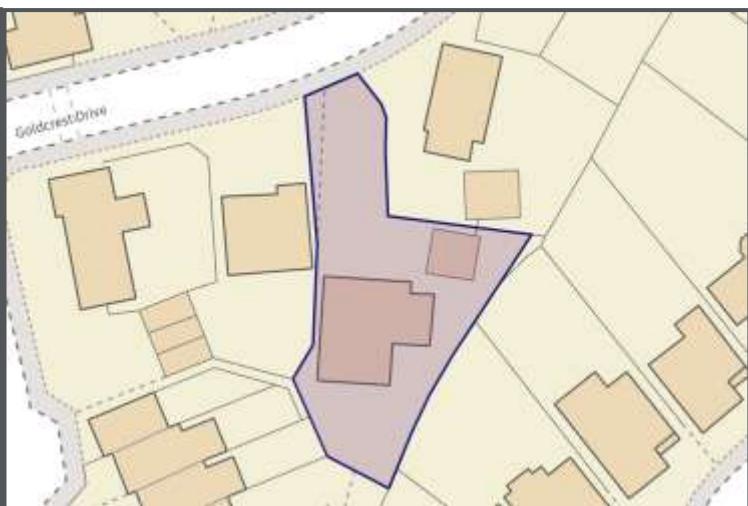
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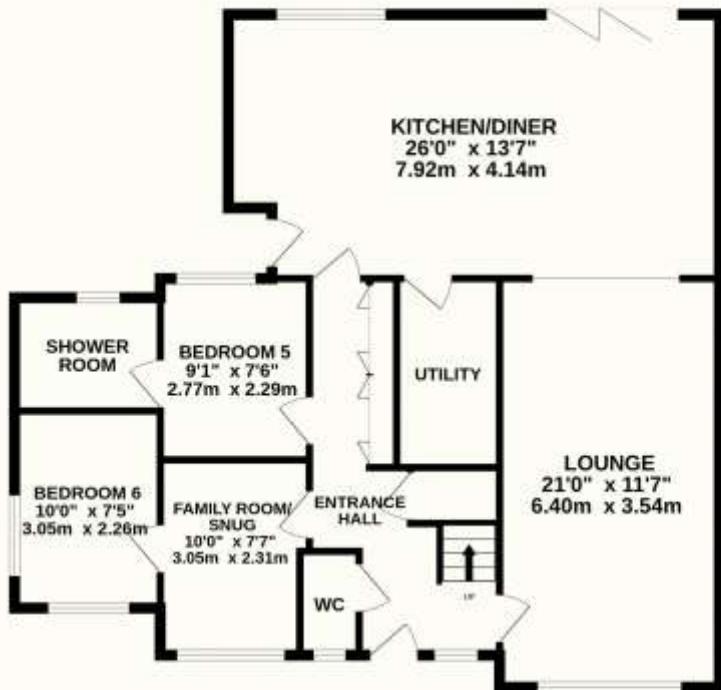
This wonderful, extended detached property is situated in a private position on the sought-after Harlands development and offers so much space even the needs of the very largest of families would be met with ease. Furthermore, the footprint and multiple living areas mean the space is versatile enough to be utilised in different ways and even offers the potential for a self-contained space with its own shower room. On ground level the rooms comprise of a bright entrance hall with a range of large storage cupboards, cloakroom/wc, good size separate lounge which leads into a very spacious, open plan kitchen/diner. This superb room is a standout feature with bi folding doors to the garden and will surely be the hub of any family home. The rest of the ground floor accommodation could be used in a variety of ways but currently is arranged as a double bedroom 5 with ensuite shower, a snug/family room with further bedroom 6 off of it. These four rooms, we think could be utilised as an annexe with some rearrangements. Upstairs the space is equally as impressive with 4 bedrooms and family bathroom. The main bedroom is a good size and has its own ensuite and bedrooms 2 & 3 are also double rooms. Bedroom 4 is at least a comfortable single but may even be a small double at a push. Outside the garden areas are superb and due to the plot shape, there is possibility of sun throughout the day. To the rear section there is a lawned area and patio which is ideal for entertaining. To the side there is further paved areas, access to the double garage and then a sunken patio area which the current owners use as it gets the sun late in the day. This area in particular is wonderfully private. To the front of the house is a large driveway which can accommodate multiple vehicles and of course don't forget the double garage. This really is a magnificent family home with so many excellent features and should make it the "forever" home for the right buyers.

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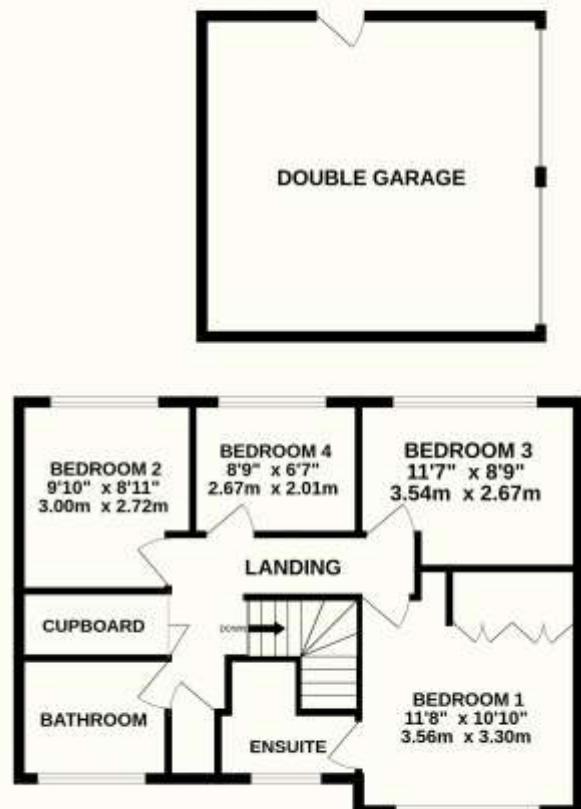




TOTAL FLOOR AREA: 2003 sq.ft. (186.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.