



NANCY BRODRICK-LECAUDEY

POWERED BY
exp UK

36 Newnham Way

£345,000

3 1 2



This 3 Bedroom semi detached house is situated on a quiet residential road in the heart of Heathfield and is in excellent condition throughout. On the ground floor is a large living room with brand new media wall and electric fireplace.

The kitchen has a fully fitted kitchen/ diner and for anyone that enjoys cooking the range oven will have you cooking up a storm!

The dining area of the kitchen opens onto a terrace which during the winter has a temporary conservatory attachment and steps lead down into the garden area.

The extra highlight of the garden is an additional outbuilding which is currently being used as a fully sound-proofed guitar studio. It has electricity running to it and would make an ideal home office.

Upstairs within the house are three bedrooms, all with built in wardrobes and a family bathroom with bath, screen and overhead shower.

OUTSIDE SPACE

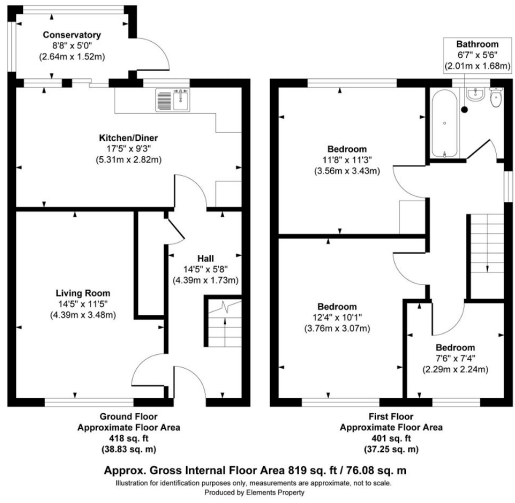
To the front of the house are two well presented raised beds with small shrubs and plants, delineated by a gravel border. There is a shared driveway with space for two vehicles. There is also access from the front to the original garage which has been converted into a workshop/ storage space. This would be an ideal space with for a home office or studio.

There is also a covered area over a large hot tub and an additional shed currently used as wood storage and garden shed.

LOCALITY

Newnham Way is a quiet residential street in the heart of Heathfield village. The high street and 4 supermarkets are a short walk from the house. Additionally you have easy access to the picturesque 'Cuckoo Trail'- The trail follows the former 'Cuckoo Line' railway track and stretches from Heathfield to Shinewater Park.





- 3 Bedrooms
- Chain Free
- Living Room with BRAND NEW "MEDIA" wall
- Fully soundproofed music studio
- Workshop with separate entrance
- Off Street Parking
- Please quote Reference 707873 on all enquiries



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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