



OAKFIELD



The Nightingales, Uckfield, TN22 5ND

Offers Over £600,000



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Ground floor: Access to the property is gained through a half-glazed front door with a feature window. The entrance hall leads to a cloakroom with low-level W.C. and a pedestal basin. To the front of the property is the study, currently used as a hobbies room. The dual-aspect lounge is filled with natural light and features a Wi-Fi enabled Gazco real flame gas fire. The lounge has ample sockets with integrated USB points and an RJ45 ethernet connection for the TV. The lounge opens out to the generously sized dining room through French doors, which in turn leads to the recently installed kitchen. The kitchen comes with hi spec appliances including; Black inset double bowl sink with boiling tap, Neff five-ring induction hob with a Wi-Fi connected extractor fan, integrated Neff dishwasher and a double oven with a multi-function oven above. The tiled floor and top-of-the-range seamless Corian worktop complete the kitchen. The utility room, located off the kitchen, has space and plumbing for both a washer and dryer, and an integrated touch control microwave. There is also a door providing access to the drive. The dining room also leads to the conservatory, which spans the full width of the property and comes with French doors leading out to the garden patio. The conservatory has a glass roof which has been recently insulated, climate control as well as radiators meaning it is perfect for all year use.

The pool room is accessed from the conservatory. The pool room was converted from the double garage and houses an Endless Pool. The heating and filtration system is timed to benefit from overnight cheap rate electricity via economy seven tariff. A shower room with electric shower, low-level W.C., and a pedestal basin complete the room. The pool room could easily be restored back into a double garage or used as a gym or an additional downstairs bedroom subject to the necessary consents.





First floor: There are four bedrooms, the master en-suite, two further doubles and a large single. The landing has access to the airing cupboard which houses the hot water cylinder, controls for en-suite underfloor heating and the pump for the waterfall shower. The master bedroom is a spacious double room with bespoke Hammond wardrobes, an air conditioning unit, and an en-suite shower room with underfloor heating, a pumped power shower, and a vanity unit. Bedroom two is also a large double with air-conditioning and Hammond build in wardrobes. Bedroom three is also a double room and bedroom four is a large single room. The family bathroom completes the upstairs, has a pumped power shower above the panel bath, low level W.C. and hand wash basin.

Outside: The front area has a curved artificial lawn with steps leading up to the covered porch and front door and a driveway with ample parking in front of the garage. There are outside power sockets to the front and side, an outside tap and E.V charging point.

The larger than average rear garden has been professionally landscaped and is on two levels, with ample entertaining space. The lower tier consists of a full width patio with outside power and light. The upper tier is laid with artificial lawn and is surrounded by planting beds. There is garden shed with power.

Agents Notes: The property benefits from Hive controlled central heating, UPVC double glazed windows, doors, soffits and fascias, Sanderson shutters to most windows and Sanderson window blinds to the conservatory. The property comes with photovoltaic solar panels (3.8 Kw), which are capable of powering the conservatory climate control in the summer and a recently resurfaced driveway.



Sitting Room
17'10" x 11'5" (5.46 x 3.50)

Dining Room
10'5" x 8'10" (3.20 x 2.70)

Kitchen
13'6" x 8'8" (4.14 x 2.66)

Study
9'2" x 6'3" (2.80 x 1.91)

Conservatory
23'3" x 8'0" (7.10 x 2.45)

Pool Room
17'7" x 16'6" (5.37 x 5.03)

Bedroom 1
13'8" x 11'2" (4.18 x 3.41)

Bedroom 2
14'0" x 9'8" (4.29 x 2.95)

Bedroom 3
9'8" x 9'6" (2.97 x 2.90)

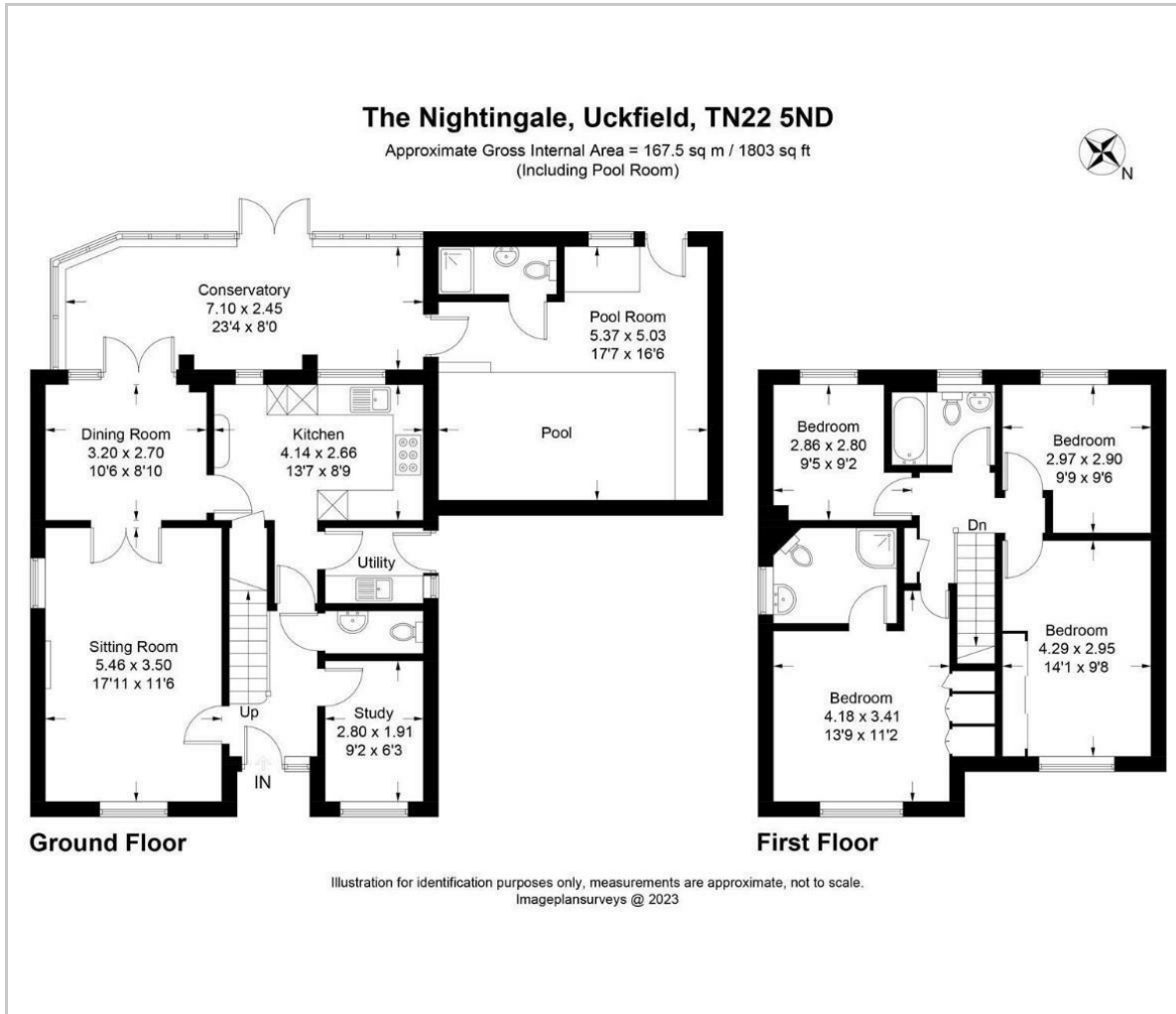
Bedroom 4
9'4" x 9'2" (2.86 x 2.80)

Council Tax - F

EPC - B



Floor Plan

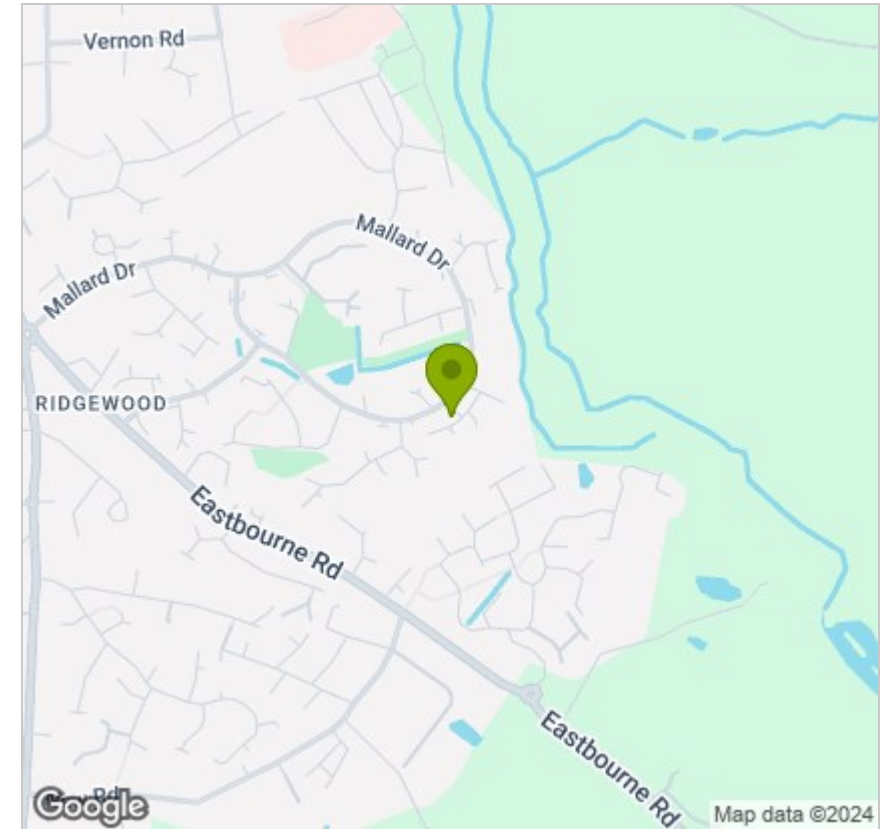


Viewing

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Area Map



Energy Efficiency Graph

