

Price Guide £500,000









## SUMMARY

Set in a desirable semi-rural location on an extremely generous plot, this extended 3-bedroom semi-detached home offers spacious, flexible accommodation perfect for modern family living.

The property boasts three well-proportioned double bedrooms, including a stunning top-floor master suite with its own en-suite bathroom for added comfort and privacy. The bright and welcoming living room creates an inviting atmosphere, while the fabulous newly fitted kitchen flows seamlessly into the expansive conservatory. This impressive space benefits from underfloor heating and is ideal for large gatherings, entertaining, or simply relaxing while enjoying views of the garden.

A useful utility area provides extra storage and practicality, and a modern downstairs shower room adds further convenience for busy households.

Outside, the property continues to impress with a large driveway offering ample parking for multiple vehicles, along with an electric car charger. The generous rear garden provides plenty of space for outdoor activities, featuring a hot tub and a handy storage shed.







## Lounge

17'3 x 14'0

## Kitchen

12'4 x 12'3

## Bedroom 1

18'0 x 16'9

### Bedroom 2

16'0 x 12'6

## Bedroom 3

13'11 x 12'6

## Conservatory

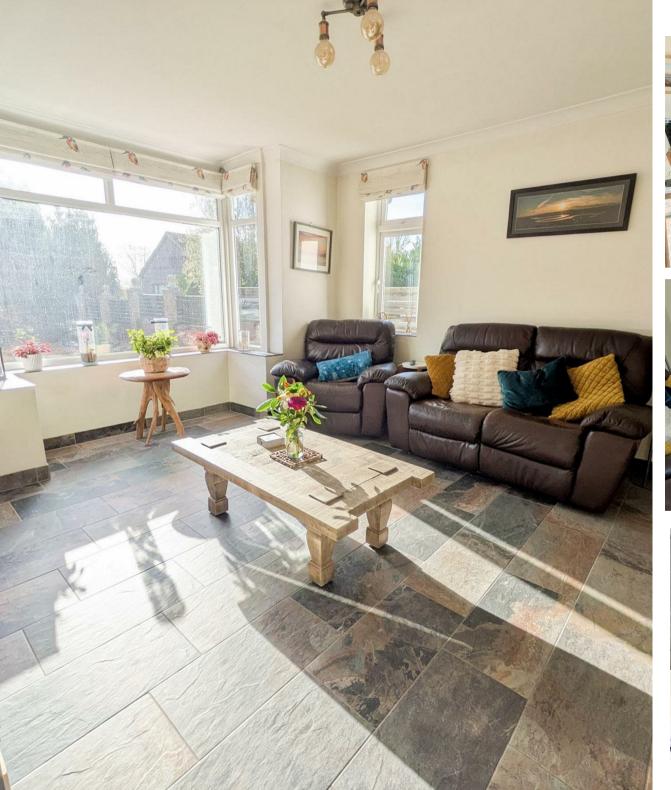
15'10 x 12'5

Council Tax Band E - £3188 per annum

































## INFORMATION

#### Tenure

Freehold

#### **Local Authority**

Uckfield Town Council

#### Council Tax Band

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#### **Opening Hours**

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

#### Viewings

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



#### **Floorplan**

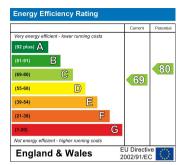
# GROUND FLOOR 1133 sq ft. (105.3 sq m.) approx. 1ST FLOOR 264 sq.ft. (24.5 sq.m.) approx. OUTSIDE ENSUITE CONSERVATORY 15'10" x 12'5" 4.83m x 3.78m BEDROOM 1 18'0" x 16'9" 5.49m x 5.11m COVERED HOT TUB AREA BATHROOM STORE KITCHEN 12'4" x 12'3" 3.76m x 3.74m BEDROOM 2 16'0" x 12'6" 4.88m x 3.81m LOUNGE 17'3" x 14'0" 5.26m x 4.27m BEDROOM 3 13'11" x 12'6" 4.24m x 3.81m

TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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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### **Energy Efficiency Graph**



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