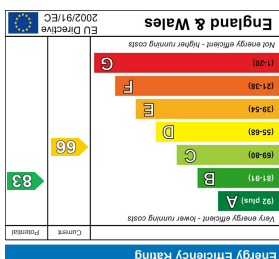
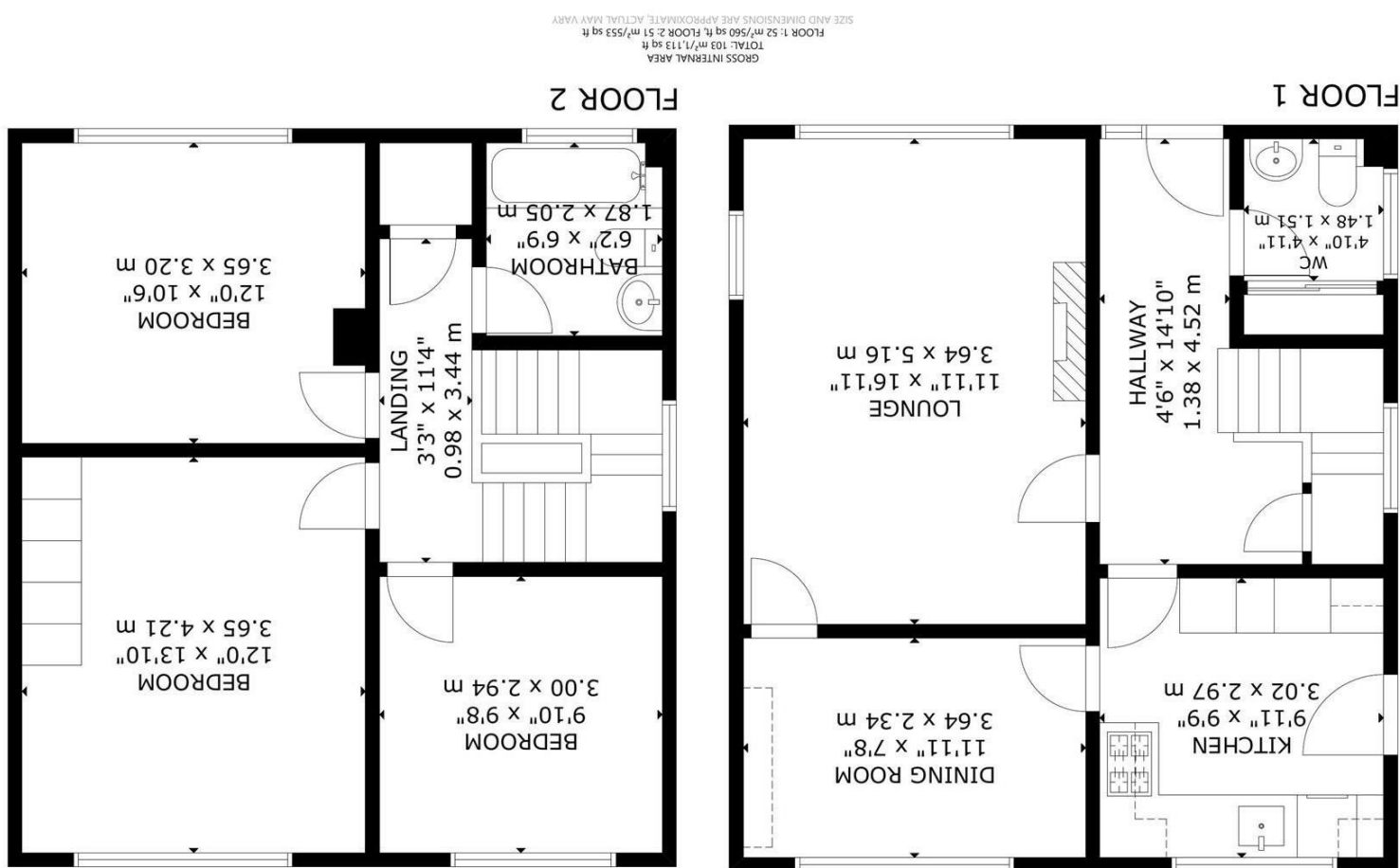




You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Tel: 01323 483348
www.stevensandcarter.co.uk

48 High Street | East Sussex | Polegate | BN26 6AG



Oakleaf Drive, Polegate



- Detached
- Backing Onto Polegate School
- Dining Room
- Driveway Leading To Garage
- CHAIN FREE
- Three Bedroom
- Large Rear Garden
- Dual Aspect Living Room
- Tastefully Fitted Kitchen
- Separate WC



Freehold

£375,000

3 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

Oakleaf Drive, Polegate

Oakleaf Drive, Polegate

DESCRIPTION

A SPACIOUS 3-BEDROOMED DETACHED FAMILY HOUSE LOCATED ON THE POPULAR SAYERLANDS ESTATE BACKING ONTO POLEGATE PRIMARY SCHOOL. This pleasant home is one of only two detached houses built in Oakleaf Drive and has accommodation to include a good size double aspect living room, separate dining room, tastefully fitted kitchen to include oven, hob and fridge/freezer, and a downstairs cloakroom/wc with large storage cupboard. There are good size bedrooms - with fitted wardrobes to bedroom one, and a bathroom/wc. The property also has a gas fired central heating system, double glazing and outside is a partly covered driveway, garage with electric door and a rear garden. Also located in Oakleaf Drive, is access to The Cuckoo Trail, providing many countryside walks and cycling routes. From nearby Windsor Way, is The Community Centre and a pathway leading to Polegate High Street, which has a variety of shops, medical centres, bus services and mainline railway station. NO ONGOING CHAIN.



Oakleaf Drive, Polegate

Entrance

Covered front entrance with panelled front door into Spacious Entrance Hall radiator, thermostat, telephone point, understairs storage cupboard, Stairs from the entrance hall rising with turn and double glazed window to side, to first floor landing, built-in shelved airing cupboard housing an older hot water cylinder and fitted immersion heater, access to insulated loft.

Cloakroom

A good size consisting of a wc, small wash hand basin with tiled splash back, fitted storage cupboard with sliding doors and matching cupboard above, frosted double window.

Living Room 5.16m x 3.66m (16'11 x 12'0)

A bright and most pleasant double aspect room having a fitted gas fire and hearth, television aerial point, two radiators, double glazed windows to the side and front, door to Dining Room.

Dining Room 3.63m x 2.36m (11'11 x 7'9)

With fitted wall units, radiator, double glazed window overlooking the rear garden, door to Kitchen.

Kitchen 3.00m x 2.97m (9'10 x 9'9)

Tastefully fitted consisting of sink unit with mixer tap set into laminated work surface having cupboards and drawers under as well as plumbing and space for washing machine, Neff gas hob with extractor hood, further wall units - some having pelmet lighting, Neff electric oven with drawers under and cupboard above, base unit with laminated work surface, pull-out larder unit, integrated fridge/freezer, Viessman gas fired boiler, partly tiled walls, part frosted double glazed side door and double glazed window overlooking the rear garden.

Bedroom One 4.24m x 3.63m (13'11 x 11'11)

Fitted wardrobes and adjacent dressing unit with drawers, radiator, double glazed window to rear with an outlook of Polegate Primary School.

Bedroom Two 3.66m x 3.25m (12'0 x 10'8)

Radiator and double glazed window to front.

Bedroom Three 3.02m x 3.02m (9'11 x 9'11)

Radiator, double glazed window to rear with an outlook of Polegate Primary School.

Bathroom

Consisting of a panelled bath with mixer tap and shower attachment, shower curtain rail, wc, pedestal wash hand basin with mixer tap, mirror fronted wall cabinets, shaver point, radiator, partly tiled walls, frosted double glazed window.

Outside

The front garden is laid to lawn with flower borders having a variety of plants and mature shrubs. Part Covered Drive leading to Garage (17' 5" x 8' 4") or (5.31m x 2.55m) (approximate internal measurements) with an electric roll-up door, part glazed door to rear garden, fitted wall units, gas and electric meters, fuse box, power and light

Rear Garden

The garden backs onto Polegate Primary School and is mainly laid to lawn with well stocked flower borders having a variety of established plants, shrubs and small trees, hedging lines the majority of the rear, greenhouse, outside tap, part glazed door to store, paved area, side