



Hurstmead - Manchester Road, Ninfield Battle TN33 9JX

welcome to

Hurstmead - Manchester Road, Ninfield Battle

Fox & Sons are thrilled to showcase this stunning SEMI-DETACHED BUNGALOW with THREE BEDROOMS, nestled in the heart of the desired Village of Ninfield. Benefits include two double bedrooms, an impressive 21 ft lounge, GARAGE, stunning front & rear gardens and a beautiful countryside outlook!



Entrance Porch & Hallway

Leading to all ground-floor accommodation.

Lounge

21' 4" x 16' 6" (6.50m x 5.03m)

With an impressive square footage, the lounge benefits from two double-glazed windows to the front-aspect along with two double-glazed windows to the side-aspect, multiple radiators, powerpoints, TV point, wooden flooring throughout and a feature fireplace with brick detailing.

Kitchen

9' 11" x 9' (3.02m x 2.74m)

Comprising a matching range of wall & base units, double-glazed window and door out to the side-aspect, single sink & drainer unit with mixer tap, space & plumbing for a washing machine / dishwasher and fridge freezer, electric oven with induction hob and extractor fan above, partly-tiled walls, radiator and powerpoints.

Bedroom One

14' x 10' (4.27m x 3.05m)

Featuring double-glazed windows to the rear-aspect with a gorgeous view over the rear garden, integral wardrobe space, triple radiator and powerpoints.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

Featuring a double-glazed window to the rear-aspect, integral storage space, double radiator, powerpoints and TV point.

Bedroom Three

10' 6" x 6' 7" (3.20m x 2.01m)

With a double-glazed window to the front-aspect, powerpoints and radiator.

Bathroom

Comprising a frosted double-glazed window to the side-aspect, low-level WC, pedestal wash hand basin, paneled bath with chrome shower attachments, partly-tiled walls and radiator.

Garage & Gardens

Access to garage via up & over door to the front or separate access from the rear garden.

The front of the property offers a beautiful garden mostly laid to lawn, mature shrubbery, feature point, concrete pathway leading to both the main entrance porch and round to the gated side access.

To the rear, you'll find a gorgeous & private space filled with mostly with lawn, partial area of patio, mature shrubbery, plant beds, wooden fencing surround, wooden built outbuilding and an unmatched view of over the field behind.



Total floor area 96.6 m² (1,040 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Hurstmead - Manchester Road, Ninfield Battle

- Semi-Detached Bungalow
- Three Spacious Bedrooms
- Gorgeous Views Across the Countryside
- Peaceful Village Setting in Ninfield
- Garage & Off-Road Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BOS112209 - 0002

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