



£500,000 o.i.e.o.

10 Delves Way, Ringmer, East Sussex, BN8 5JU

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## Overview...

An extended and most attractive "Georgian" style three bedroom semi detached house situated in one of the villages most sought after cul-de-sacs within easy reach of the village green and village centre.

This beautifully presented home has undergone a program of improvements over recent years including a generous conservatory extension in 2021, a quality refitted kitchen in 2020 and new bathroom and W.C. in 2019. There has been a recent new boiler and the double glazed windows are all recently fitted.

Situated on a good size plot, this lovely home is flooded with natural light through the large "Georgian" style windows and boasts an adjacent garage offering direct access from the side passageway and driveway parking for two cars.

If you are looking for a quality home, finished to a high standard in a great location, look no further than this super home.

VIEWING RECOMMENDED





# The property...

**Entrance Hall-** Double glazed front door, stairs to first floor.

**Cloakroom/W.C.-** Fitted with a contemporary white suite comprising a low level W.C. with concealed cistern, wash hand basin with chromed mixer tap set in vanity cupboard, attractive tiled feature wall, obscured double glazed window.

**Sitting Room-** A lovely bright room with front aspect double glazed full height "Georgian" style bow window, chimney recess housing a cast iron log burner with granite hearth, coved ceiling, opening to-

**Dining Room-** Understairs cupboard, glazed oak framed double doors opening into-

**Conservatory Extension-** A super, light and airy room constructed in 2021 to a high standard with double glazed windows overlooking the rear garden, double glazed double doors opening onto the rear patio, engineered wood flooring.

**Kitchen-** Refitted in 2020 with a comprehensive range of "Shaker" style wall and base cupboards, beautiful solid wood worktops with a contemporary inset 1.5 bowl single drainer stainless steel sink and adjacent chromed mixer tap, 5 ring ceramic hob with oven below and contemporary cooker hood over, integrated fridge, freezer, washing machine and dish washer, rear aspect double glazed window and matching double glazed door opening onto the rear patio, LVT flooring.

**First Floor Landing-** Side aspect double glazed window, hall cupboard, hatch to loft space.

**Bedroom-** A generous double room with front aspect full height "Georgian" style double glazed windows, double built-in wardrobe.







## *Property and Outside...*

**Bedroom-** A good size double room with rear aspect double glazed window overlooking the rear garden, double built-in wardrobe.

**Bedroom-** Dual aspect double glazed windows, overstairs cupboard.

**Bathroom-** Refitted with a contemporary white suite in 2019 comprising a white panel enclosed bath with central mixer tap, shower over with glass screen and attractive porcelain tiled walls, Pedestal wash hand basin with chromed mixer tap, low level W.C. with concealed cistern, tiled floor, obscured double glazed window.

### **OUTSIDE**

**Front Garden-** Open aspect and laid to lawn with area of block paved driveway leading to the garage. Parking for 2 cars.

**Garage-** Up and over door, power and light, personal door to side passageway.







## Outside & Location...

**Rear Garden-** Mainly laid to lawn with stocked borders and raised beds, area of attractive paved patio, access to garage and gated side access.

### LOCATION

**Delves Way** is a cul de sac which boasts immediate access via twitten to the Village Green which hosts the village Cricket team and pavilion, a wildlife pond and children's playground. Across from the village green is one of two village pubs and the parade of local shops.

**Ringmer** is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern health centre and pharmacy and also two public houses within the village, and a third just to the outskirts, all of which offer dining services.

Ringmer has many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes

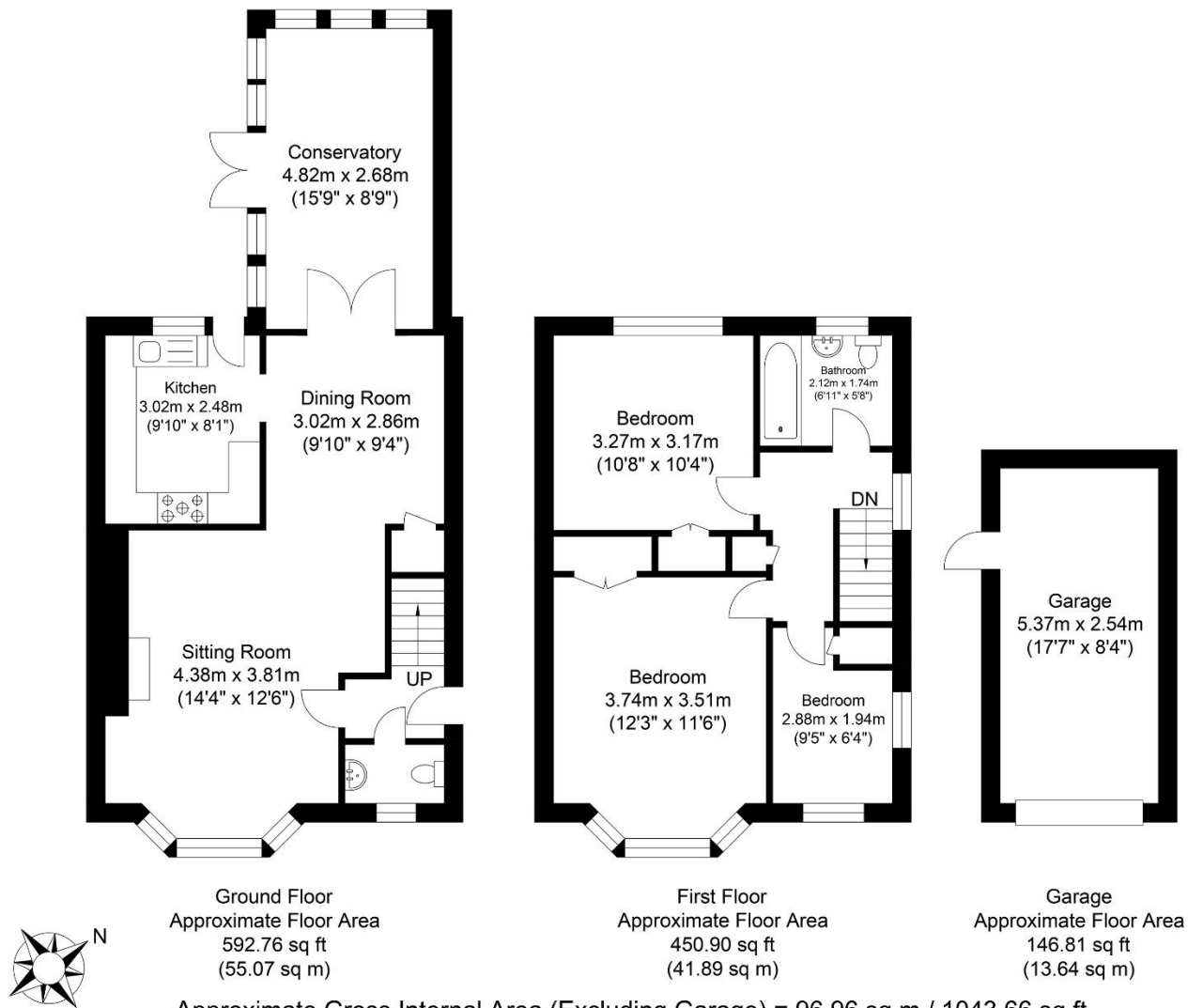
Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - TBC      Council Tax Band - D

**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**





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