



£850,000-£900,000 guide price

12a Clarks Croft, Ringmer, East Sussex, BN8 5FP

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Overview...

An impeccably presented 4 Double Bedroom Detached home constructed in 2018 by Cala Homes.

The 1,800 sq ft home boasts a Modern Kitchen Breakfast Room finished in a timeless gloss white and complimented by black granite worksurfaces, there is a generously sized Sitting Room with double doors and floor to ceiling windows overlooking the pretty rear garden, a desirable Further Reception Room, a Study and also a Utility Room and Ground Floor Cloakroom.

Upstairs there is a Modern Family Bathroom featuring both a bath and a separate shower enclosure, 4 Double Bedrooms two with fitted wardrobes and Modern EnSuite Bathrooms.

Outside the property boasts a generous rear garden which is not overlooked from the rear, a Double Garage and a Driveway providing off street parking.

Situated in an exclusive development comprising of just 16 homes, and adjoining local countryside yet close to the centre of the village of Ringmer, viewings are highly recommended.



The property...

ACCOMMODATION

Entrance Hall- An impressive entrance hall with painted doors to principal rooms, fitted cupboard and stairs with wooden handrail and balustrade to first floor.

Sitting Room- Measuring a generous 16'10 with double doors and floor to ceiling windows looking into the pretty rear garden.

Dining Room- A dual aspect reception room with far reaching views to the front. Currently presented as a Snug.

Study- A welcomed additional reception space enjoying far reaching views to the front.

Kitchen Breakfast Room- A modern kitchen finished in a white gloss design complimented by black granite worksurfaces the kitchen comprises of a range of cupboards and drawers and integral appliances. Double doubles and floor to ceiling windows overlooking the beautiful garden.

Utility Room- A useful addition to any home, providing additional kitchen storage and space for appliances. Door to garden

Ground Floor Cloakroom- Modern suite comprising of a wc and wash hand basin.

First Floor Landing- A galleried landing with painted balustrade and wooden hand rail. Painted doors to principal rooms, window to the rear. Linen cupboard with double doors.

Bedroom 1- A generous double bedroom with fitted wardrobe with double doors and elevated views over the garden. Door to;

EnSuite- A modern ensuite shower room with spacious shower with glass screen door, bath, wc and wash hand basin set into a vanity unit. Modern tiled surrounds, heated towel rail and window.





Property and Outside...

Bedroom 2- A comfortable double bedroom with elevated views to the front, fitted wardrobe with double doors and door to;

EnSuite- A modern suite comprising of a shower with sliding glass door, wc and wash hand basin set into a vanity unit. Tiled surrounds, heated towel rail and window to the front.

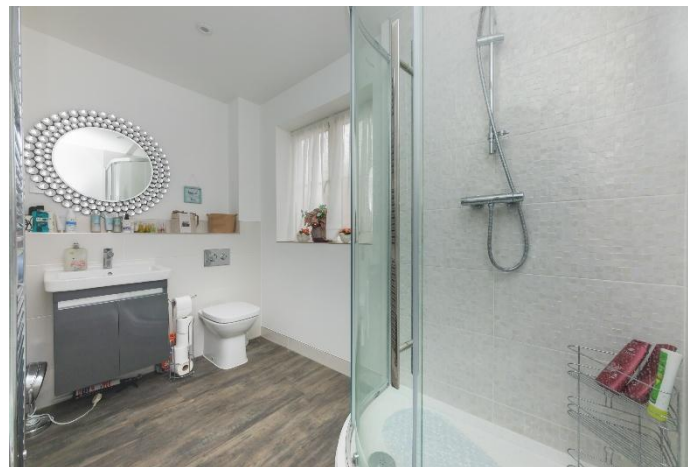
Bedroom 3- Another double bedroom with elevated views over the rear garden.

Bedroom 4- A further double bedroom with far reaching views to the front.

Bathroom- A modern family bathroom with suite comprising of a bath, separate shower enclosure with glass screen, wc and wash hand basin set into a vanity unit. Tiled surrounds and window to the side.

Double Garage- Detached with electric garage door, power points and light, pedestrian door to garden.

Driveway - Providing off street parking in front of the garage.





Location...

Garden- A beautiful garden and much larger than expected for a modern build home. The garden is mostly laid to lawn and extends around the rear of the garage with young trees and established flower beds. The garden is not overlooked from the rear, and there is a paved patio adjacent to the property with electric sun awnings over. The garden boasts a modern **Summer House** with power points and light, a garden shed, and benefits from gated side access.

Clarks Croft is an exclusive development constructed in 2018 by Cala Homes and comprises of just 16 detached and semi-detached homes. The cul de sac setting is set back away from passers by and offers immediate access to scenic walks through the adjoining countryside.

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 where there is now also a local library.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield and Tunbridge Wells.

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

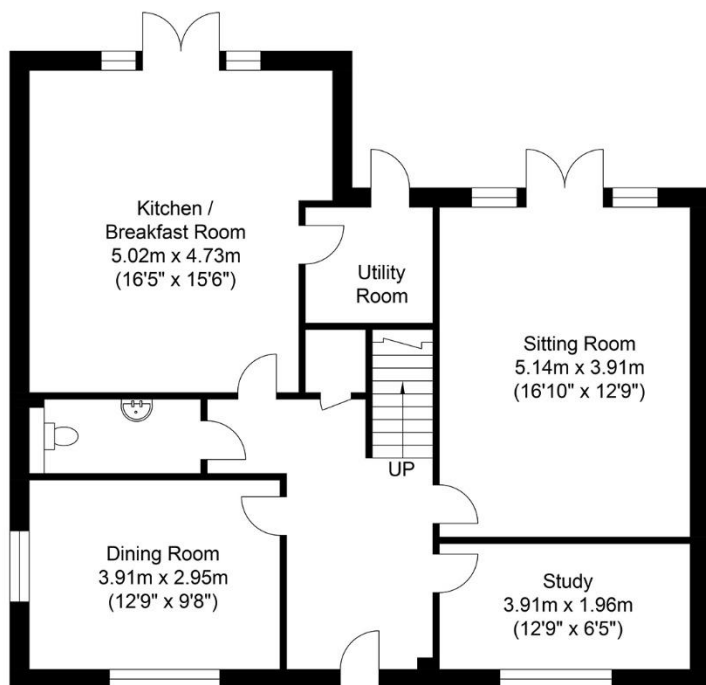
Tenure - Freehold with remaining term of NHBC

Residents Association Charge- £ **** PCM

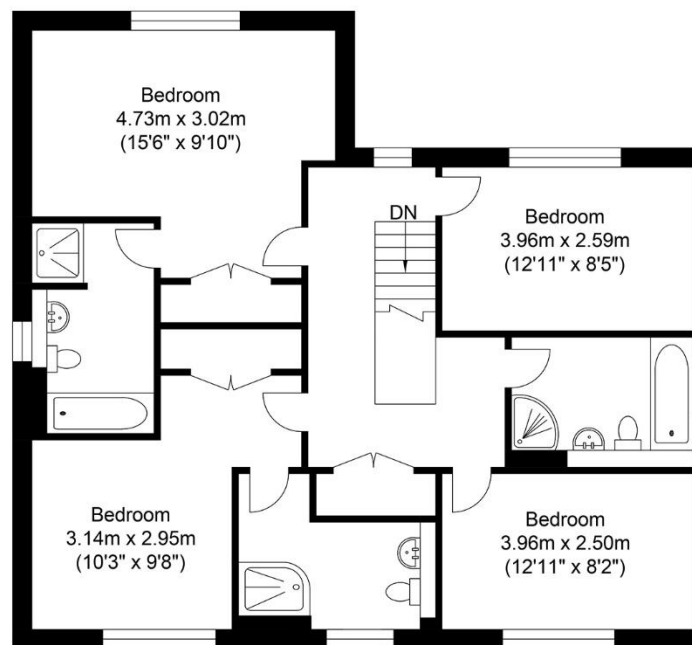
EPC Rating - B

Council Tax Band - G

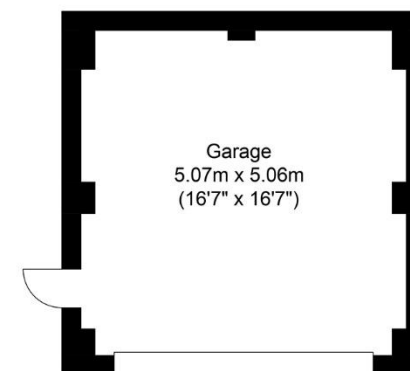




Ground Floor
Approximate Floor Area
906.85 sq ft
(84.25 sq m)



First Floor
Approximate Floor Area
906.85 sq ft
(84.25 sq m)



Garage
Approximate Floor Area
276.09 sq ft
(25.65 sq m)



Approximate Gross Internal Area (Excluding Garage) = 168.50 sq m / 1813.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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