



£575,000-£600,000 guide price

3 Potters Field, Ringmer, East Sussex, BN8 5LQ

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Overview...

A great opportunity to purchase this spacious 4 bedroom detached family home which is situated in a sought after private close of only three homes just off the village green.

Offered with no onward chain, this super family home offers particularly spacious and bright rooms with a generous porch opening into the hallway, ground floor W.C., large kitchen/dining room with utility room, bright dual aspect sitting room and large double glazed conservatory.

On the first floor is the master bedroom with dressing area leading to an ensuite shower room, three further bedrooms and the family bathroom which also includes a walk-in shower.

Outside, the property is situated on a good size plot in a small cul-de-sac of only three properties. There is ample parking on the driveway which leads to the garage and the good size rear garden is mainly laid to lawn with areas of paved patio and gated access.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

ENTRANCE PORCH- Panelled windows, tiled floor, front door to-

ENTRANCE HALL- Stairs to first floor, hall cupboard, door to garage, laminated floor.

CLOAKROOM/W.C.- White low level W.C., wash hand basin with chromed mixer tap, double glazed window, heated towel rail.

KITCHEN/DIINING ROOM- a lovely dual aspect room refitted with a comprehensive range of flush fronted wall and base cupboards, roll edged work surfaces with inset ceramic sink and adjacent mixer tap, stainless steel gas hob with matching cooker hood over, double oven, tiled splash areas, dual aspect double glazed window overlooking the rear garden.

DINING AREA- Side aspect double glazed window, floating wood floor.

UTILITY ROOM- Fitted cupboards with expanse of worktop, appliance space, double glazed window.

SITTING ROOM- A lovely bright and sunny room flooded with natural light through the three dual aspect double glazed windows, decorative fire with brick surround and raised hearth, cupboard, floating wood floor, double doors to entrance hall and-

RECEPTION ROOM- Laminated flooring, double glazed double doors to-

CONSERVATORY- A spacious, bright and airy room of a brick and double glazed construction with a pitched double glazed roof, laminated flooring and doors to side and rear garden, electric heater.





Property...

FIRST FLOOR LANDING- Hatch to loft space,

MASTER BEDROOM- A super bright and generous double room with large west facing double glazed window, opening to-

DRESSING ROOM- flanked by triple wardrobes on either side, doors to-

ENSUITE SHOWER- Refitted modern white suite comprising a corner shower cubicle with tiled walls, pedestal wash hand basin with chromed mixer tap, low level W.C., tiled walls, double glazed window.

BEDROOM- Rear aspect double glazed window, built-in wardrobes.

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BATHROOM- Refitted modern white suite comprising a corner shower cubicle, wash hand basin set in vanity unit with chromed mixer tap and mirror over, low level W.C., double glazed window.





Outside & area...

FRONT GARDEN- Area of lawn and driveway with parking for 4 cars, path to front door.

GARAGE- Up and over door, power, light, door to hallway.

REAR GARDEN- A super wrap round garden, mainly laid to lawn with shrub borders and areas of paved patio, fence enclosed with gated side access.

SUMMER HOUSE- Timber construction.

Potters Field is a small sought after cul de sac boasting almost immediate access 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.

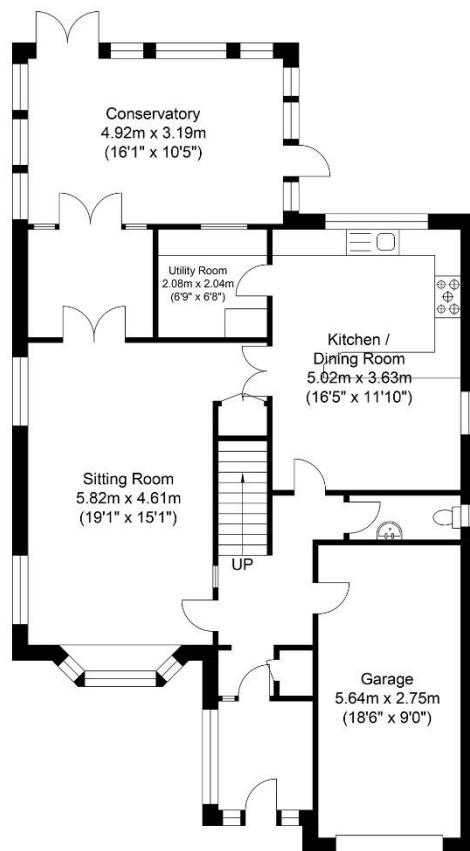
Ringmer also benefits from a modern health centre and pharmacy and two public houses within the village, and a third just to the outskirts, all of which offer dining services. There is immediate access to the South Downs National Park offering scenic walks with some truly splendid views.

Tenure - Freehold

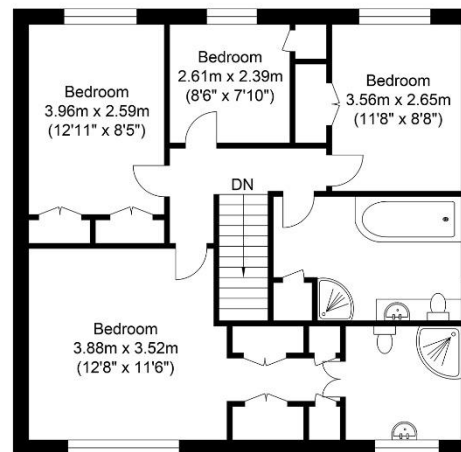
Gas central Heating - Double Glazing.

EPC Rating - TBC - Council Tax Band - F

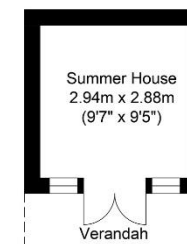




Ground Floor
Approximate Floor Area
1068.21 sq ft
(99.24 sq m)



First Floor
Approximate Floor Area
718.16 sq ft
(66.72 sq m)



Outbuilding
Approximate Floor Area
91.17 sq ft
(8.47 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 165.96 sq m / 1786.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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