



23 Shepherds Way, Ridgewood
Uckfield

Offers in Region of **£525,000**

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23 Shepherds Way

Ridgewood, Uckfield

A CHAIN FREE light and spacious 4 bedroom 2 bath/shower room detached family home enviably positioned towards the end of a quiet cul-de-sac on the outskirts of Uckfield town centre, occupying a generous plot within a 'stone's throw' of Victoria pleasure ground.

This delightful property has been immaculately maintained while still providing potential for further extension/improvement (subject to planning permission) with a larger than normal plot for the development and benefits from, in brief, on the ground floor; a spacious entrance hall, a downstairs cloakroom, a dining room with double doors opening onto the outside seating terrace, a bay fronted living room with a open fireplace, a kitchen breakfast room with a range of matching units to eye and base level and access to the useful utility room which in turn provides external access to the side of the property.

From the entrance hall a staircase rises to the first floor offering; a principle bedroom with a range of built-in wardrobes and en-suite shower room, a further generous double bedroom with built-in wardrobes, a family bathroom and two further good size bedrooms.

EPC: D Council tax band: E

Gas fired central heating and mains drainage





23 Shepherds Way

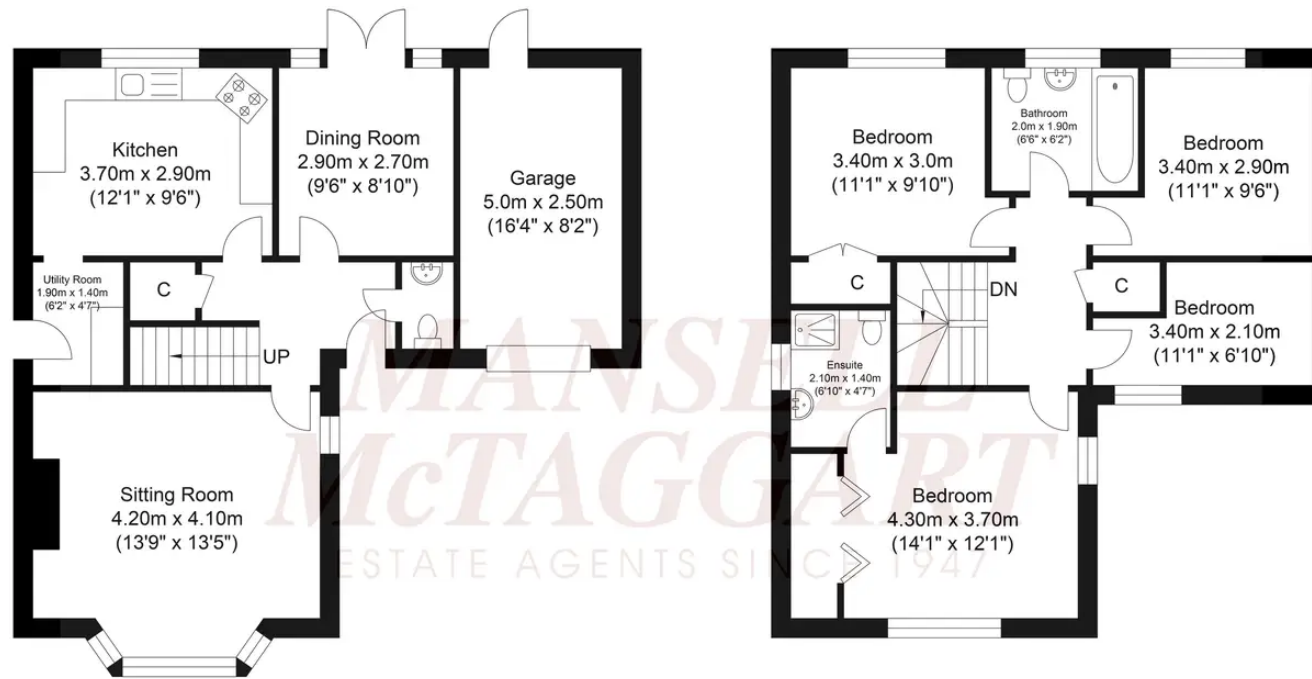
Ridgewood, Uckfield

Outside the private rear garden is an excellent size offering potential for both rear or side extensions (STPP) and mainly laid to level lawn interspersed with mature trees with a seating terrace immediately adjoining the rear of the property. A side passage provides rear access front to back.

The front of the property is approached via a driveway leading to the integral garage, a path leads to the covered entrance.

The property is centrally located within a stones' throw of Victoria Pleasure Ground and a short walk of Uckfield town centre which offers a good range of public facilities and shops including a public library and cinema, numerous bars/restaurants, supermarkets and several small shops and boutiques as well as a popular leisure centre. Local amenities on the doorstep include a popular public house, CO-OP and local post office/general store. The area is well served with a wide variety of schooling for all age groups including a sixth form community college. Uckfield also offers a railway service to London and the nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuter service to London (London/Victoria approx 47 minutes). The area is surrounded by attractive countryside and pretty Sussex villages including the picturesque and world famous Ashdown Forest, the inspiration being A.A Milne's Winnie The Pooh Books, with its 6,500 acres of rolling countryside. Also within driving distance are the coastal resorts of Brighton city and Eastbourne both offering a more comprehensive range of shopping and leisure facilities.





Ground Floor
Approximate Floor Area
637.86 sq ft
(59.26 sq m)

First Floor
Approximate Floor Area
597.50 sq ft
(55.51 sq m)

Approximate Gross Internal Area (Including Garage) = 114.77 sq m / 1235.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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