



31 Hunters Way, Uckfield
Uckfield

£525,000
**MANSELL
McTAGGART**
— Trusted since 1947 —

31 Hunters Way

Uckfield

A deceptively spacious four bedroom detached dormer style family home, pleasantly positioned within a quite cul de sac with a double width driveway, a converted garage and occupying a beautiful rear garden with an impressive stone backdrop.

This stunning home has been beautifully maintained and offers exceptional mainly open plan living accommodation of the ground floor. The kitchen/dining room is impressive, measuring 25'4 x 11'3 providing great space to entertain. The garage has been converted to provide a useful utility/storage room. The rear garden has a dramatic stone backdrop and affords a raised decked seating terrace and timber outbuilding enjoying a pleasant, elevated aspect of the garden.

The property is entered via a central hallway with a separate cloakroom and storage room/utility found nearby. There is a spacious double aspect sitting room which continues through to a family room and a generous size conservatory. The kitchen/dining room also enjoys a double aspect and is made up to one side by a matching range of units.

Council Tax band: TBD

Tenure: Freehold

EPC: C

Council Tax: E





31 Hunters Way

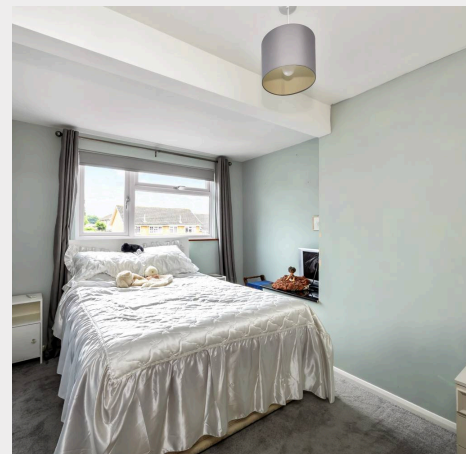
Uckfield

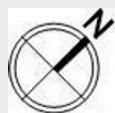
The first floor provides a landing, four bedrooms, with the principal bedroom overlooking the front of the property. There is a family bathroom comprising a white suite with enclose bath and there is a separate WC.

Outside, the front of the property is approached via a brick paved driveway providing off street parking for a number of vehicles and a level lawn. The rear garden has a flagstone seating terrace adjoining the rear of the property, a lawn and the stunning stone back drop which is interspersed by mature trees with a decked terrace and timber outbuilding enjoying an elevated aspect.

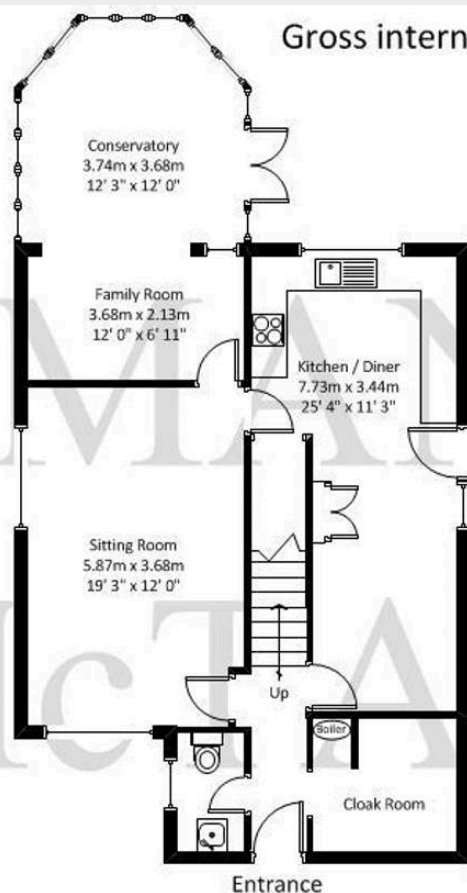
- A deceptively spacious detached family home
- Occupying a stunning garden with an impressive stone backdrop
- Several spacious reception rooms
- Cloakroom
- Three double bedrooms and a single
- Family bathroom and a separate WC
- Converted garage
- Large driveway
- Walking distance of Rocks Park Primary School and the town centre
- Vacant possession available

Mains drainage
GFCH

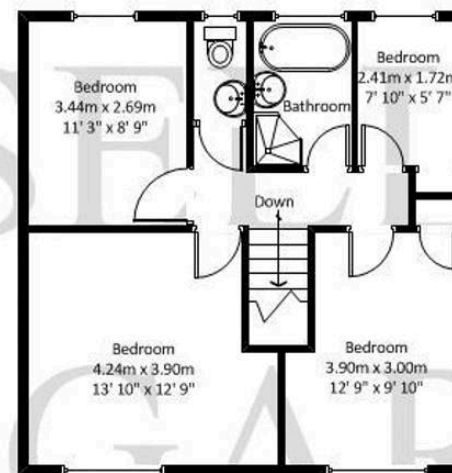




Gross internal floor area 127.62 square metres (1373 square feet)



Ground Floor



First Floor

Drawn by Invicta EPC

For identification purposes only

E-mail info@invictaepc.com

Mansell McTaggart Uckfield

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

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.