



Plot 5, Kingfisher Walk, Upper Dicker, East Sussex, BN27 3QJ

£750,000  
**MANSELL  
McTAGGART**  
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## Plot 5, Kingfisher Walk

Upper Dicker, East Sussex

An outstanding four bedroom two bathroom detached brand new home with a large driveway and detached double garage. Occupying a pleasant corner plot in a traffic free position and enjoying fine rural views toward the surrounding countryside and South Downs beyond.

Tenure: Freehold

- An outstanding brand new executive style family home occupying a pleasant corner plot in a traffic free position and enjoying stunning far reaching rural views towards the South Downs
- Exceptional fully tiled bathroom suite
- Beautifully fitted kitchen with stone worksurfaces and Neff appliances
- Family room | Double aspect living room
- Large utility room
- Principal bedroom with en-suite shower room and built-in wardrobe
- Brick paved driveway and detached double garage
- Rear garden with paved patio and level lawn





## Plot 5, Kingfisher Walk

Upper Dicker, East Sussex

Plot 5, Kingfisher Walk forms part of a select brand new development of only six stunning homes constructed by Asprey Homes, positioned in the heart of the picturesque Sussex village of Upper Dicker. The property boasts spacious accommodation arranged over two storeys and has been impeccably finished throughout, affording a stylish designer kitchen with stone worksurfaces with Neff appliances and fully tiled bathroom suite with Aqualisa Mian mixer showers.

The property comprising in brief on the ground floor, a spacious reception hall with a cloakroom found nearby, a family room, a generous size double aspect living room, a beautifully fitted kitchen with a matching range of gloss units, integrated appliances and bi-fold doors opening to the rear garden. The utility room is found off the kitchen.

The first floor provides a galleried landing, four double bedrooms and a contemporary family bathroom. The principal bedroom has an en-suite shower room and built-in wardrobes.

Outside, the property is approached via a brick paved driveway which in turn leads to the detached double garage. The rear garden has a paved patio adjoining the rear of the property with the remainder of the garden to be laid to lawn.



- An outstanding brand new executive style family home occupying a pleasant corner plot in a traffic free position and enjoying stunning

## | PLOT 5

GROUND FLOOR



|                          | Metric |        | Imperial |        |
|--------------------------|--------|--------|----------|--------|
| Family Room              | 3.65   | x 3.56 | 11'11    | x 11'8 |
| Living Room              | 5.59   | x 3.56 | 18'4     | x 11'8 |
| Kitchen / Breakfast Area | 6.71   | x 3.69 | 22'0     | x 12'1 |
| Utility Room             | 3.56   | x 1.75 | 11'8     | x 5'8  |
| Garage                   | 5.97   | x 5.95 | 19'7     | x 19'6 |

FIRST FLOOR



|                | Metric |        | Imperial |        |
|----------------|--------|--------|----------|--------|
| Master Bedroom | 5.88   | x 3.56 | 19'3     | x 11'8 |
| Bedroom 2      | 3.92   | x 3.71 | 12'10    | x 12'2 |
| Bedroom 3      | 3.66   | x 3.59 | 12'0     | x 11'9 |
| Bedroom 4      | 3.06   | x 2.99 | 10'0     | x 9'9  |

Total Gross Internal Floor Area 162.8 sq m 1752 sq ft (excluding garage)

Garage position not necessarily the location on the plot

## Mansell McTaggart Uckfield

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