



**Baxendale Way, Uckfield**

East Sussex TN22 5GB

Guide Price £375,000 - £385,000

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# Baxendale Way

## Uckfield

A modern and beautifully presented 2 bedroom 2 bathroom semi-detached family home occupying a larger than average corner plot adjoining the neighbouring nature reserve with a garage and driveway.

This impressive property has been well maintained by the current owners and benefits from a generous corner plot with a side access to the rear garden and a detached pitched roof garage. The accommodation is arranged over 2 storeys with the ground floor having fine karndean flooring.

The property is entered via an entrance hallway with a useful under stairs storage cupboard and a cloakroom found to one side. The kitchen/breakfast room is found to the front of the property made up of a range of matching units with integrated appliances and a breakfast area to one side enjoying a delightful outlook over the front garden. The sitting room benefits from a set of French doors which lead out to the south facing rear garden.

The first floor provides a landing, the principal bedroom with built-in wardrobes and an en-suite shower room featuring an impressive double shower, a further double bedroom with fitted wardrobes and a built-in cupboard and a modern family bathroom comprising an enclosed bath.

Outside, the front of the property is approached via a paved path through the pretty front garden with the driveway and garage to one side.





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The south facing rear garden has been relandscaped with a decked seating terrace with artificial lawn laid over and a raised garden with a further seating terrace enjoys a pleasant aspect over the nature reserve. A personal door gives access to the garage which has overhead storage and a gate to one side gives access front to back.

EPC rating TBC

Council tax band C

Services: Gas fired central heating and mains drainage

The property forms part of the highly sought after Fernley Park development positioned on the southern outskirts of Uckfield/Ridgewood close to open fields and rolling countryside. The development is conveniently positioned within a short stroll of several pubs, a highly regarded primary school and Uckfield town centre which offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, supermarkets, a public library, a cinema and a railway station offering services to London. Additional railway services can be found at nearby Buxted offering commuting times to London in just over one hour.

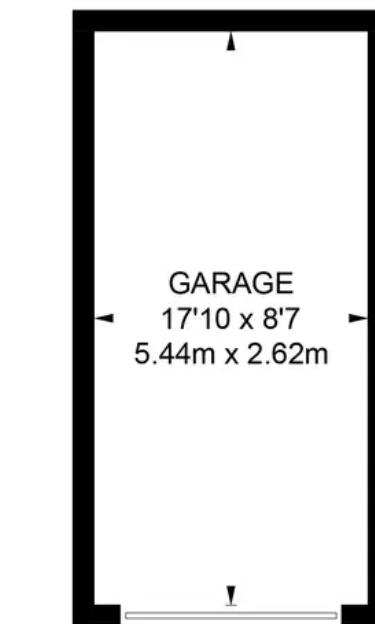
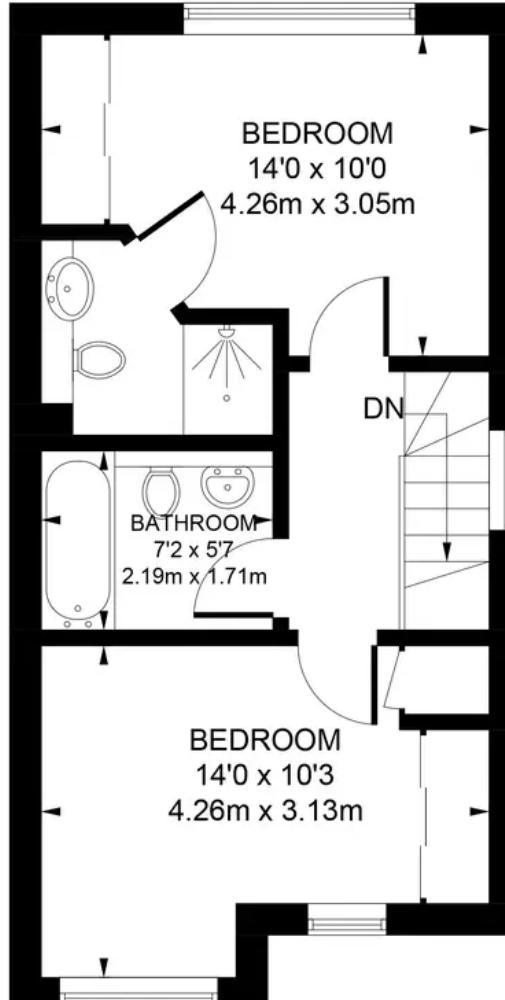
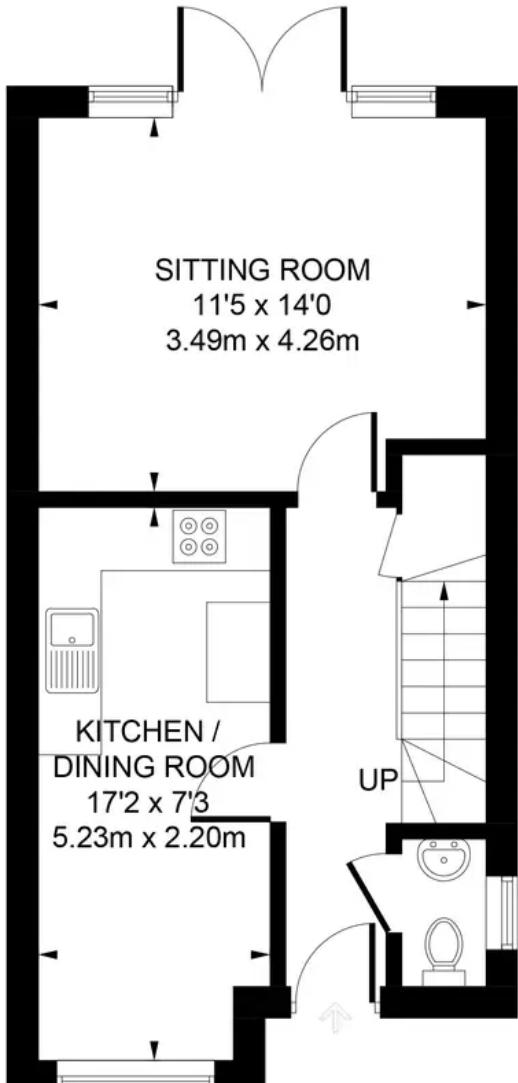
The breath taking 6,500 acre Ashdown Forest, the inspiration behind A. A. Milne's Winnie the Pooh books is also within a short driving distance providing a vast scenic walks and bridle paths linking with the neighbouring districts. The coastal resorts of Eastbourne and Brighton City are also accessible to the south.

# Baxendale Way, Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 87.3 sq m / 940 sq ft



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate,  
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