

BEAVER CLOSE
CROWBOROUGH – OFFERS OVER: £475,000



11 Beaver Close

Crowborough, TN6 2NZ

**Entrance Hall - Downstairs Cloakroom - Dining Room
Kitchen - Integral Garage - Open Plan Sitting/Family Room
Four Bedrooms - En Suite Shower Room - Family Bathroom
Front Garden - Off Road Parking
Low Maintenance Rear Garden**

A much loved and spacious 1980s detached family home now requiring some updating. This property offers generous and versatile living space ideal for modern family life. Upon entering, you are welcomed by a bright and inviting entrance hall that leads to a formal dining room, a convenient downstairs cloakroom, and a spacious extended kitchen fitted with a range of units and some integrated appliances. The kitchen also provides access to the integral garage. Just a few gentle steps down to the lower ground floor reveals a wonderfully light and airy open-plan sitting/family room. This space is the true heart of the home, featuring an attractive fireplace and access to the beautifully landscaped rear garden, perfect for entertaining. Upstairs, you'll find four well-proportioned bedrooms. The main bedroom boasts its own en suite shower room and enjoys far-reaching views across the surrounding area towards Rotherfield. A modern family bathroom serves the remaining three bedrooms. Outside, the front of the property features a driveway providing off-road parking and an established garden area. The rear garden has been thoughtfully designed for low maintenance, with paved areas, mature planted borders, a charming summerhouse, and a wooden arbor. This extended property is tucked away at the end of a peaceful residential cul-de-sac, having only two owners.

OPEN PORCH: Outside light and double glazed door opens into:

ENTRANCE HALL: Coir entrance matting, coats cupboard with shelving and a smoke alarm.

DINING ROOM: Plenty of room for dining furniture, fitted carpet, radiator and window to front.

DOWNSTAIRS CLOAKROOM: Low level wc, wash hand basin, fitted carpet, radiator, fully tiled walling and extractor fan.

KITCHEN: Range of traditional style high and low level units and fitted pine dresser, rolltop worksurfaces incorporating a one and half bowl stainless steel sink with swan mixer tap. Recently installed fan assisted oven with grill above, 4-ring hob with extractor fan above, low level fridge, dishwasher and separate spaces for a washing machine and American style fridge/freezer. Plenty of room for a breakfast table and chairs, fully tiled walling, wood effect laminate flooring, radiator, two windows to rear both with fitted blinds and door to side return. Door to integral garage.



INTEGRAL GARAGE: Fitted cupboard with drawer storage beneath, Hotpoint tumble dryer above and space for tall fridge/freezer. Floating shelving, carpet tiled flooring, vaulted storage space and accessed via a key fob operated electric roller garage door.

OPEN PLAN SITTING/FAMILY ROOM:

Sitting Room Area: Fireplace incorporating an electric coal effect fire with brick hearth and wooden mantle, understairs storage cupboard, two radiators, fitted carpet, wall lighting and sliding door to rear garden.

Family Room Area: Fitted carpet, radiator and window to front.

FIRST FLOOR LANDING: Airing cupboard housing hot water tank and wooden slatted shelving, hatch to part boarded loft with light, wall mounted fitted wall mirror, smoke alarm and fitted carpet.

MAIN BEDROOM: Large double fitted wardrobe with hidden extra storage area to rear and a further double fitted wardrobe. Fitted bed side tables, fitted drawer storage and dressing table. Fitted carpet, radiator and window to rear with far reaching countryside views towards Rotherfield and door into:

EN SUITE SHOWER ROOM: Fully tiled enclosure with Aqualisa shower, low level wc, pedestal wash hand basin, fitted carpet, radiator, fully tiled walling and obscured window to rear with fitted blind.

BEDROOM: Corner wooden fitted open unit with hanging rail, fitted carpet, radiator and window to rear with views towards Rotherfield Church.

BEDROOM: Areas of open shelving, fitted open cupboard with shelving and drawer storage beneath, large fitted cupboard and chest of drawers, fitted carpet, radiator and window to front with fitted blind.

BEDROOM: Currently used as a study with areas of shelving, fitted carpet, radiator, two wall mounted mirrors and window to front with fitted blind

FAMILY BATHROOM: Panelled bath with mixer tap and wall mounted shower attachment, low level wc, pedestal wash hand basin, fitted carpet, radiator, fully tiled walling, glass shelf and obscured window to front with fitted blind.

OUTSIDE FRONT: Concrete driveway with off road parking and outside light. The remainder of the garden is mainly laid to lawn with some mature azaleas and rhododendrons. Side access via wooden gate to rear garden.

OUTSIDE REAR: A beautifully kept garden benefiting from an extensive selection of mature plants and trees including a Japanese Maple and Magnolia and Camellia Trees. The garden is paved for easy maintenance with raised flower bed borders, a small ornamental pond, a summerhouse with electrics and a corner wooden arbor and paved patio.



SITUATION: Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher Crowborough on 01892 665666.

ADDITIONAL INFORMATION:

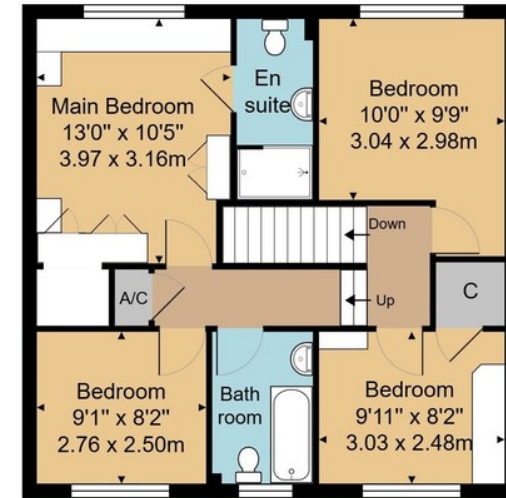
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

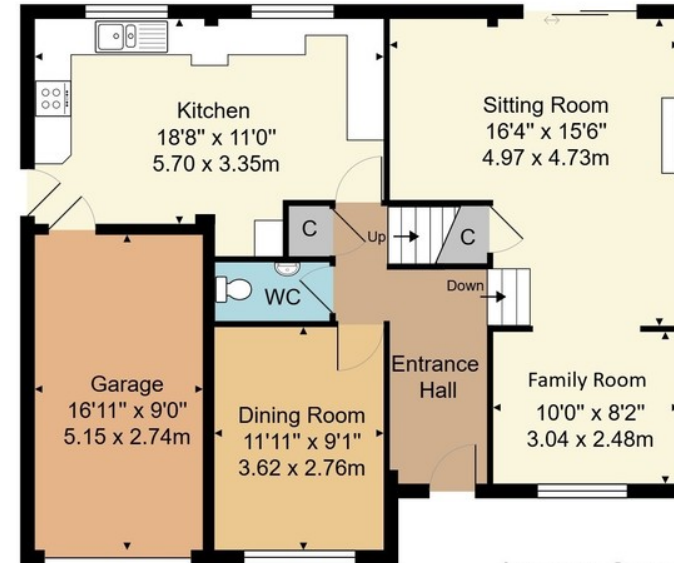


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First Floor



Ground Floor

Approx. Gross Internal Area
1551 ft² ... 144.1 m²
(Incl. Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.