



3 The Orchard, Nutley, TN22 3LQ

Guide Price £650,000 – £675,000 Freehold

**MANSELL
McTAGGART**
Trusted since 1947

3 The Orchard

Nutley, Uckfield

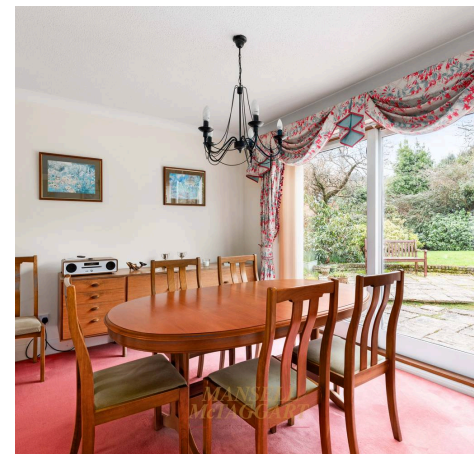
In a very convenient location within the centre of this East Sussex village, a detached modern house with a light and good sized interior extending to 1,615 sq. ft. (150 sq. metres).

The well arranged ground floor has an entrance hall, with a cloakroom, and a door leading through to the spacious kitchen/breakfast room which is well fitted with a good range of worktops, cupboards, drawers, space for dishwasher and fridge/freezer, integrated oven and electric hob, and a breakfast bar. There is a door from the breakfast area to the rear garden. Adjacent to the kitchen is a utility room with worktop having inset sink unit, space for washing machine and dryer and oil fired boiler which was replaced in 2019. There are two reception rooms, a lounge to the front with a gas fireplace which was added in 2023 and a dining room with access to the garden, there are interconnecting glazed double doors between the two rooms.

On the first floor the property has four bedrooms all with fitted wardrobes and two bathrooms. Benefits include oil fired central heating and sealed unit double glazed windows which were replaced in 2022 and have a 10 year guarantee from this year.

Externally there is a front garden which is laid to lawn with a parking forecourt leading to a double garage with electric up and over door, power and electricity. The spacious, south west facing rear garden is predominantly laid to lawn with a patio area, mature bushes and trees, a timber shed and is enclosed by fencing and hedging.

Council Tax Band 'G' £4,239.06 (2024/25) EPC Rating 'E'





3 The Orchard

Nutley, Uckfield

Modern 4 bedroom detached family home in a central village location. Two reception rooms, sunny south west facing garden. Double Garage.

No chain

Council Tax band: G

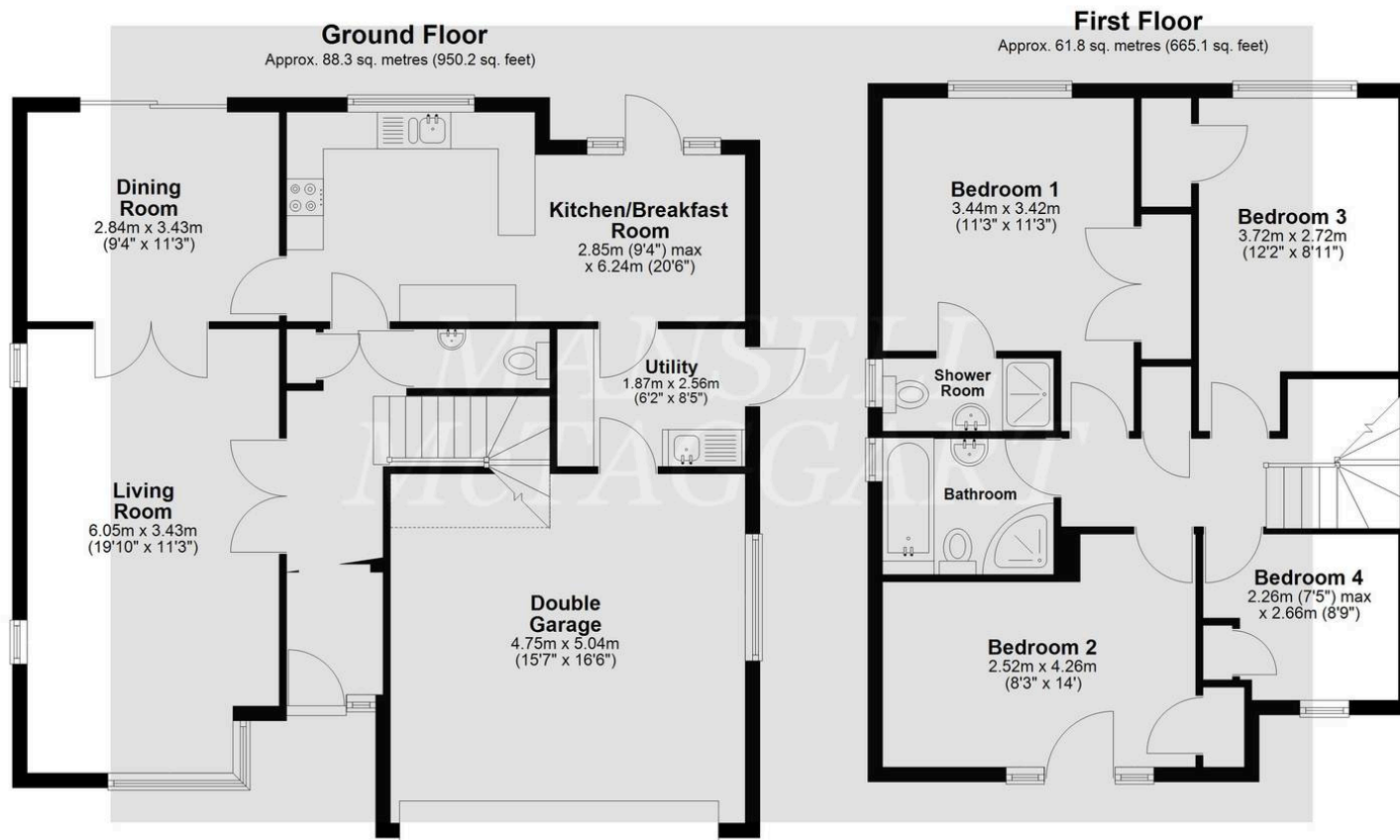
Tenure: Freehold

- GUIDE PRICE £650,000/£675,000
- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- POPULAR ASHDOWN FOREST VILLAGE
- CENTRAL LOCATION
- VIEWS TO FOREST HEATHLAND
- 4 BEDROOMS 2 BATHROOMS
- 2 RECEPTIONS KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE & PARKING
- PLEASANT SUNNY REAR GARDEN



**MANSSELL
McTAGGART**
Trusted since 1947

**MANSSELL
McTAGGART**
Trusted



Total area: approx. 150.1 sq. metres (1615.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

fr@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/forestrow/

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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.