



3 The Orchard, Nutley, TN22 3LQ

Offers in Region of **£650,000 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, Kitchen/ Breakfast Room, utility room, down WC, En South west facing garden. Double Garage. No chain

Council Tax band: G

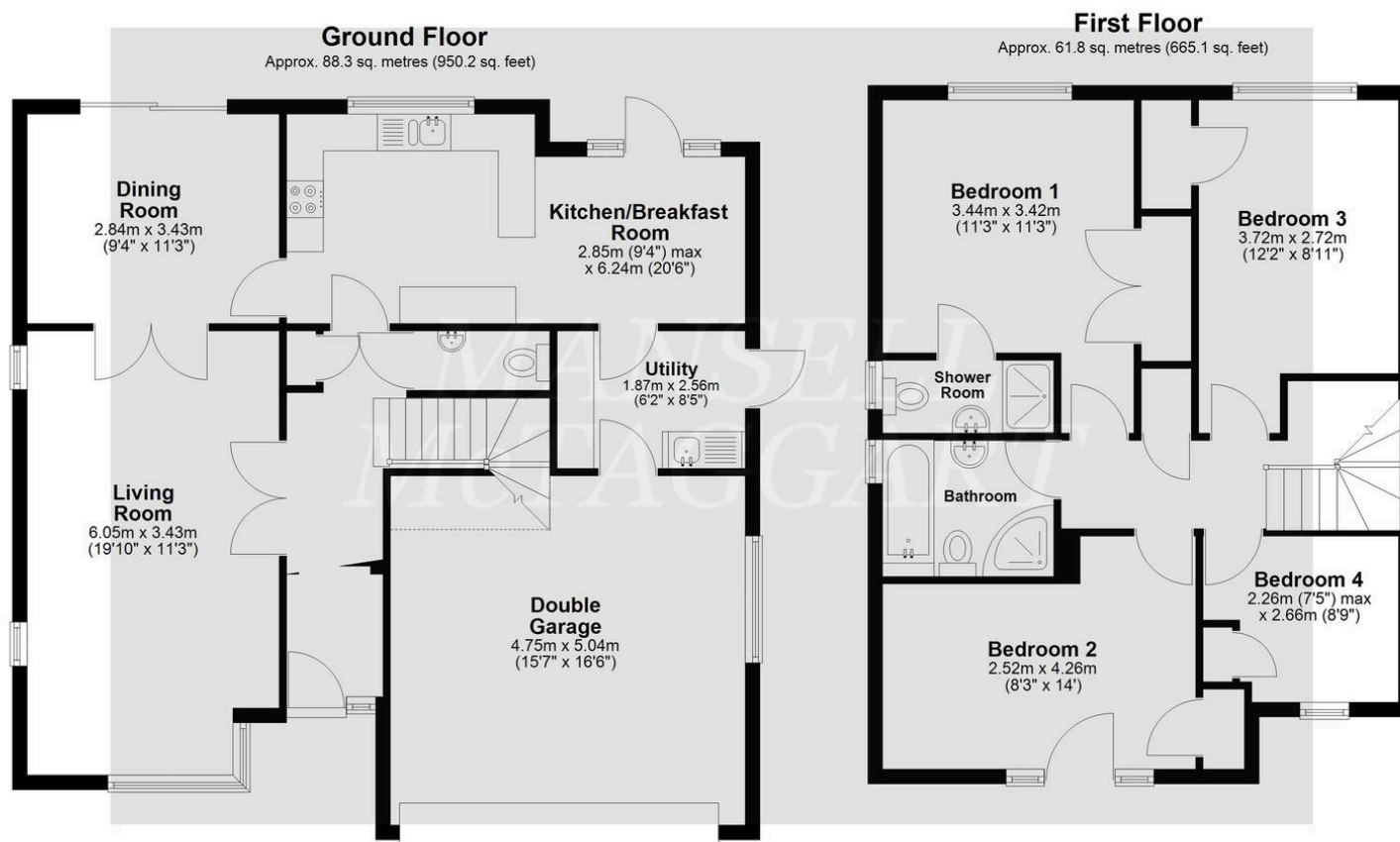
Tenure: Freehold

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



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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

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