



OAKFIELD



Cuckoo Drive, Heathfield, TN21 8AR

Price Guide £475,000



## Cuckoo Drive, Heathfield, TN21 8AR

PRICE GUIDE: £475,000 - £500,000

This beautifully updated four-bedroom home offers spacious and versatile living, perfect for modern family life. The property boasts a large, light-filled lounge/diner with direct access to the garden, creating an ideal space for both relaxing and entertaining.

The modern kitchen has been thoughtfully extended following a garage conversion, now incorporating a stylish utility room. The remaining section of the garage provides excellent additional storage.

Upstairs, the property continues to impress with ample storage throughout, including built-in wardrobes in two of the four bedrooms. The home features a contemporary family bathroom as well as a well-appointed en-suite to the principal bedroom. Large windows throughout ensure an abundance of natural light.

Externally, the property benefits from a driveway with space for up to three cars, alongside a good-sized rear garden with a generous patio area—perfect for outdoor dining. The garden backs directly onto the scenic Cuckoo Trail, offering beautiful surroundings and easy access for walks and cycling.

A convenient twitten provides direct pedestrian access to local shops and amenities, enhancing the property's practicality and appeal.





### Living Room

26'6" x 15'1" (8.08m x 4.60m)

### Kitchen

18'10" x 8'6" (5.74m x 2.59m)

### Utility Room

8'6" x 7'6" (2.59m x 2.29m)

### Bedroom One

12'8" x 10'2" (3.86m x 3.10m)

### Bedroom Two

13'4" x 8'3" (4.06m x 2.51m )

### Bedroom Three

12'11" x 8'3" (3.94m x 2.51m)

### Bedroom Four

9'0" x 7'3" (2.74m x 2.21m)

### Bathroom

7'6" x 6'1" (2.29m x 1.85m)

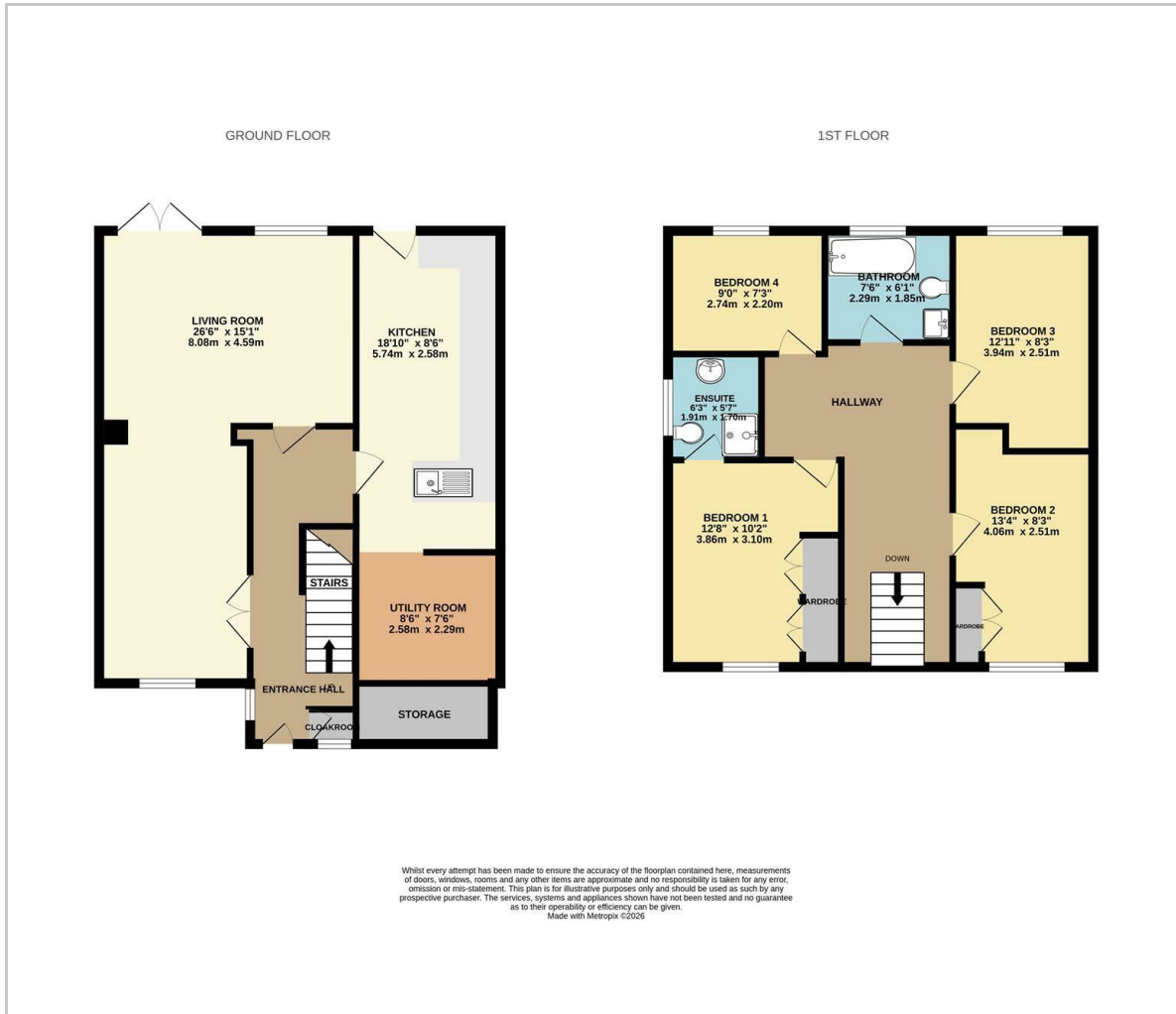
### Ensuite

6'3" x 5'7" (1.91m x 1.70m)

**Council Tax Band D - £2,728.43 Per Annum**



## Floor Plan

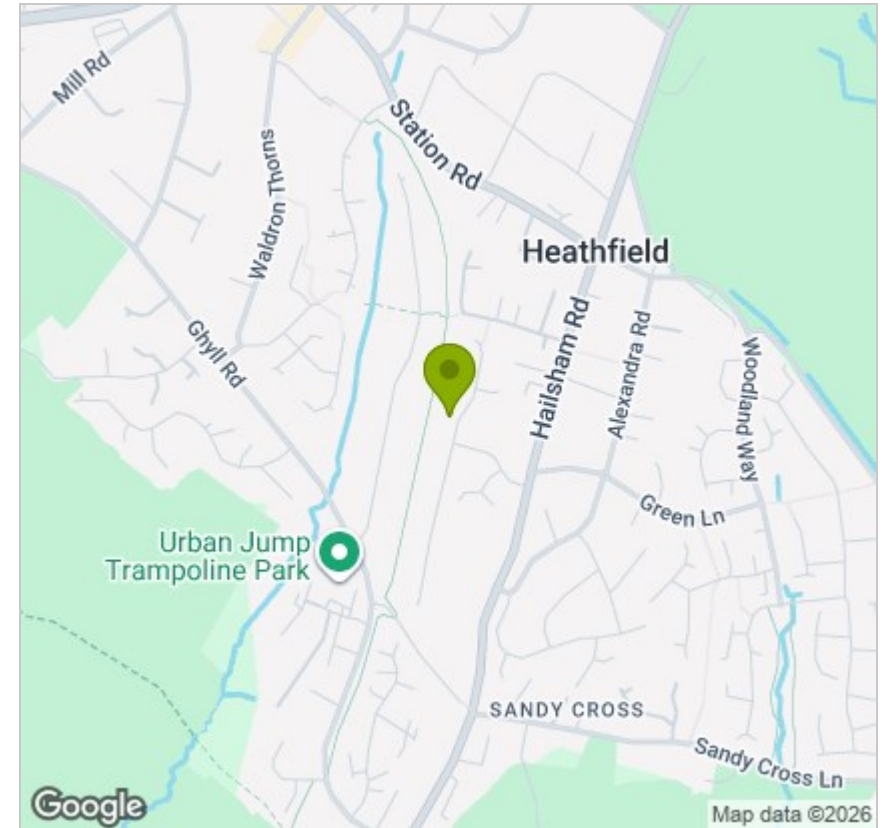


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

