



26 Shelduck Avenue, Uckfield, TN22 5JW

£460,000
**MANSELL
McTAGGART**
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26 Shelduck Avenue

Uckfield

A three bedroom two bathroom detached modern family home occupying a generous corner plot with a driveway providing off street parking. Situated within walking distance of a highly regarded primary school, town centre, and main line railway station.

The property was constructed by Charles Church in 2023 forming part of small well planned estate. The current owner has in recent years improved the home, there is air condition to the main living room and principal bedroom and there is a stunning landscaped rear garden with a large seating terrace and pergola.

The property is arranged over two storeys, entered via an entrance hall with a useful built-in cupboard, an impressive triple aspect kitchen/dining room fitted with a matching range of contemporary units, peninsula and integrated appliances. Continuing from the kitchen is a utility room and large cloakroom. The living room is spacious and enjoys a double aspect with a set of French doors opening to the rear seating terrace.





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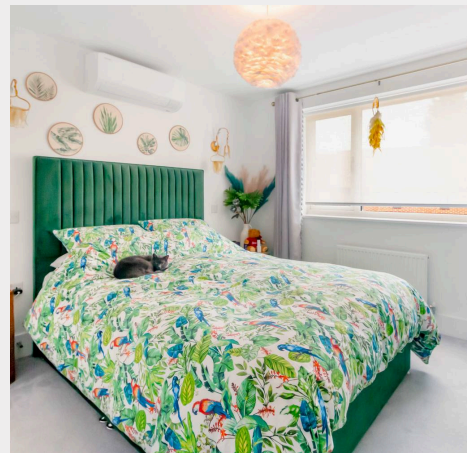
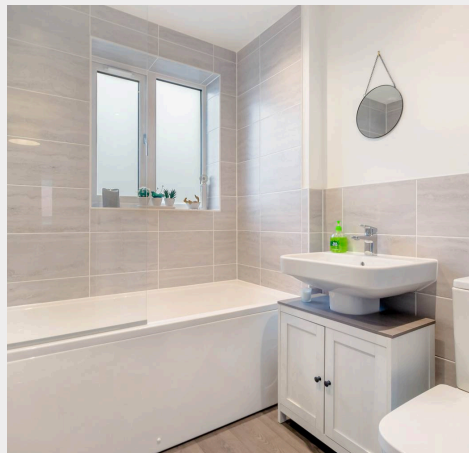
The first floor provides a landing, a principal bedroom with a built-in wardrobe and en-suite shower room. There are two further bedrooms, of which bedroom 2 enjoys a double aspect and a family bathroom comprising a white suite and enclosed bath.

Outside, the front of the property is approached via paved path, the driveway is found to one side of the property. The rear garden has a paved seating terrace and pergola adjoining the rear of the property. The remainder of the garden is laid to lawn flanked by flower and shrub beds. A pathway leads to area of hardstanding for a timber shed and beyond is a gate giving access to the driveway.

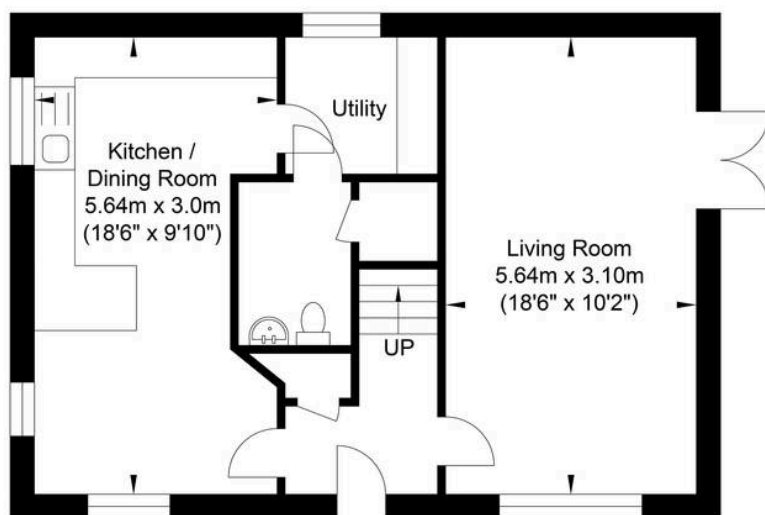
EPC B

Council tax band: E

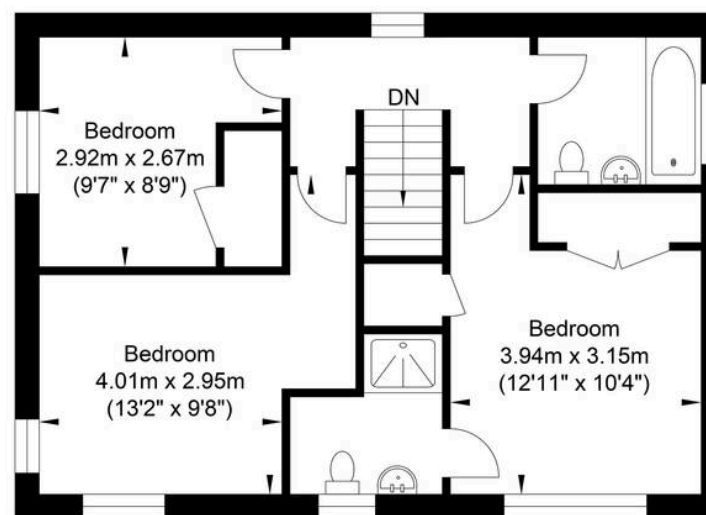
Tenure: Freehold



Shelduck Avenue



Ground Floor
Approximate Floor Area
498.36 sq ft
(46.30 sq m)



First Floor
Approximate Floor Area
498.36 sq ft
(46.30 sq m)

Approximate Gross Internal Area = 92.60 sq m / 996.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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