



**STARFIELD**

**CROWBOROUGH - £550,000**



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*

## 12 Starfield, Crowborough, TN6 1US

Entrance Hall - Cloakroom - Sitting Room - Snug  
Kitchen/Dining Room - Four Bedrooms - En Suite Shower  
Room - Family Bathroom - South Facing Rear Garden  
Single Garage - Driveway

Set back from the road behind a block paved driveway and mature hedgerow is this detached family home. You enter into a spacious entrance hall with sitting room on your right. It is a good sized room with a bay window allowing plenty of light, a feature fireplace and double doors opening into the snug. The snug sits at the back of the house and could otherwise lend itself as a play room. It has French doors opening onto the garden and also provides access to the kitchen/dining room. The well presented kitchen/dining room is a great family friendly space with the kitchen offering plenty of fitted storage and worksurfaces along with a fitted oven and microwave, hob with extractor and space for further white goods. An open arch allows the kitchen to flow smoothly into the dining area with space for a large table and chairs along with a door to the garden. Completing the ground floor is a useful cloakroom, conveniently located by the entrance door. Stairs from the entrance hall take you to the first floor landing, which gives access to each of the bedrooms. There are three double bedrooms and one single bedroom, with the main bedroom benefiting from an en-suite shower room. A separate well presented family shower room completes the first floor. Outside the garden has been thoughtfully designed with neat block paved pathing to a patio area and decking area at the rear. There is a mature central lawn along with an abundance of mature shrubs, plants and trees. Gated side access takes you to the front of the house where there is a block paved driveway and access to the garage.

Covered front door into entrance hall.

**ENTRANCE HALL:** Carpeted, radiator, coats hooks and under stairs storage.

**CLOAKROOM:** WC and wash basin, tiled effect laminate flooring, radiator and frosted window to front.

**SITTING ROOM:** A light and airy room with feature fireplace and space for large sofas. Carpeted, radiator, bay window to front and double doors to snug.



**SNUG:** Ideal as a separate dining room or as a sofa seating area. Carpeted, radiator and French doors to garden.

**KITCHEN/DINING ROOM:**

**Kitchen Area:** High and low cabinets with granite effect work surfaces incorporating a sink and drainer. High level oven and microwave, four ring hob with extractor, space for washing machine and tall fridge freezer. Tiled flooring and wide window to rear.

**Dining Area:** Space for large table and chairs, carpeted, radiator and door to rear garden.

Carpeted staircase turning to first floor.

**FIRST FLOOR LANDING:** Airing cupboard housing immersion tank and access to part boarded loft with light and ladder. Carpeted and window above stairs to side.

**BEDROOM:** A light and airy double room offering space for wardrobes. Carpeted, radiator, window to front and door to en-suite shower room.

**EN-SUITE SHOWER ROOM:** Walk in shower, WC and wash basin. Chrome heated towel rail, tiled walls, extractor fan and frosted window to side.

**BEDROOM:** Double bedroom with wide fitted wardrobes and space for further bedroom furniture. Carpeted, radiator and window to rear.

**BEDROOM:** Space for bedroom furniture. Carpeted, radiator and window to front.

**BEDROOM:** Spacious single bedroom or home office with space for bedroom/office furniture. Carpeted, radiator and window to rear.

**SHOWER ROOM:** Wide walk in power shower, WC and wash basin with fitted storage, mirrored wall cabinet and shaver point. Chrome heated towel rail, laminate flooring, extractor fan and frosted window to side.

**OUTSIDE REAR:** A south-facing landscaped garden featuring paved and decked seating areas. There are a selection of mature shrubs plants and bushes and established planted pergola. Outside lighting, brick block path and side access.



**OUTSIDE FRONT:** Paved driveway providing off road parking and access to a single garage.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

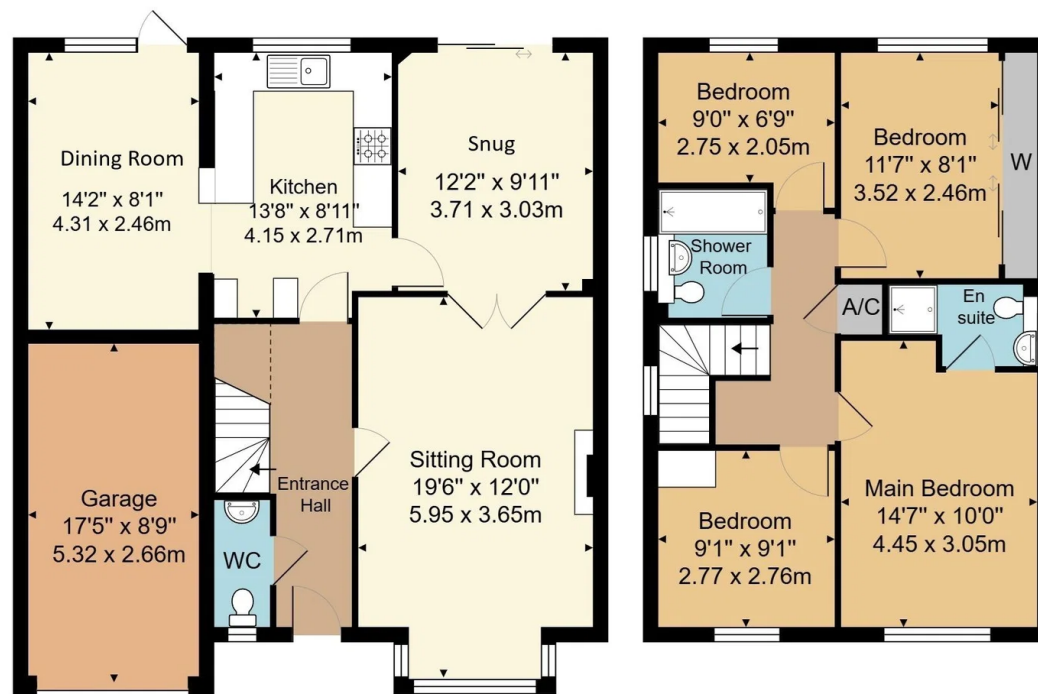
**VIEWINGS:** By appointment with Wood & Pilcher  
Crowborough 01892 665666

**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](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas Central Heating

**AGENTS NOTE:** Our vendor informs us that the private road is managed by the residents via a management company which works diligently to minimise the costs of maintaining the communal areas. This years charge was £300 per household. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**

**First Floor**

**Approx. Gross Internal Area 1462 ft<sup>2</sup> ... 135.8 m<sup>2</sup>  
(Includes 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.

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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