

Birch Close, Uckfield , TN22 1UE

Price Guide £350,000

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Price Guide £350,000 - £375,000.

Situated in a sought-after cul-de-sac on the popular Manor Park development, this beautifully extended end-of-terrace home offers spacious and versatile accommodation, making it an ideal choice for growing families. Conveniently positioned within easy walking distance of highly regarded schools for all ages, the property combines practicality with an enviable location.

The welcoming entrance leads to a well-presented living room featuring a bay window that fills the space with natural light, alongside an attractive feature fireplace complemented by bespoke built-in cupboards and shelving.

To the rear of the property, the home has been thoughtfully extended to create a generous kitchen/dining room, providing the perfect setting for both everyday family life and entertaining guests. Further enhancing the ground floor accommodation is a particularly useful utility room and separate cloakroom/WC, a rare and valuable addition when compared to many similar homes within the development.

The first floor hosts four well-proportioned bedrooms, all served by a modern family bathroom. Occupying an elevated position, the property also enjoys delightful countryside views to the front, adding to its appeal.

Externally, the low-maintenance rear garden has been designed with ease of upkeep in mind and is predominantly laid to patio, creating an ideal space for outdoor dining and relaxation. A further benefit is the garage en bloc, which can be accessed directly from the garden via a private rear door.

Offering generous living space, excellent family-friendly features and a highly desirable location, this superb home is sure to attract significant interest. Early viewing is strongly recommended to avoid disappointment.

























Lounge
16'2" x 12'10" (4.93m x 3.91m)

Kitchen/ Diner
19'7" x 16'0" (5.98 x 4.88)

Utility room

WC

Bedroom One
12'10" x 9'0" (3.91m x 2.74m)

Bedroom Two
11'7" x 7'7" (3.53m x 2.31m)

Bedroom Three
11'7" x 7'6" (3.53m x 2.29m)

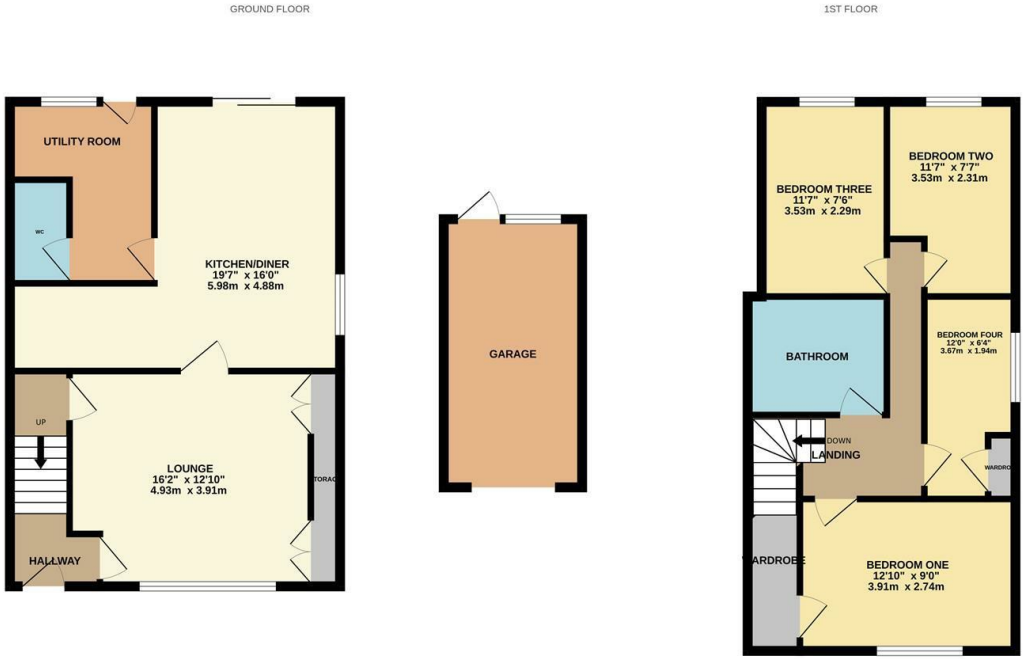
Bedroom Four
12'0" x 6'4" (3.67 x 1.94)

Bathroom

Garage

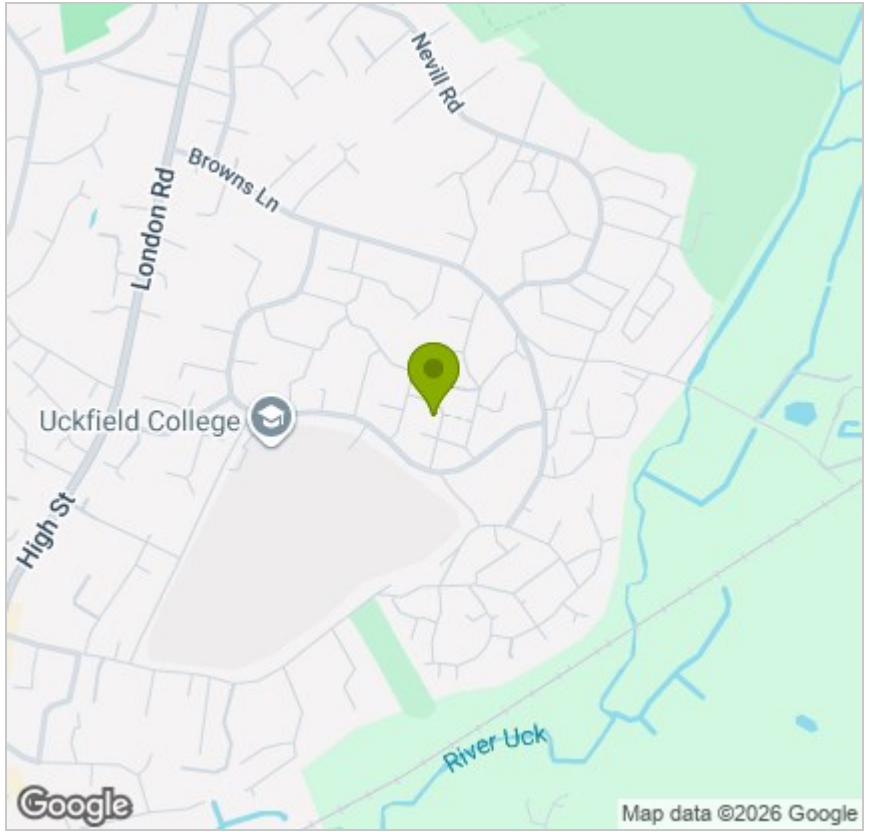
Council tax band C - £2,425.27 Per Annum

Floor Plan

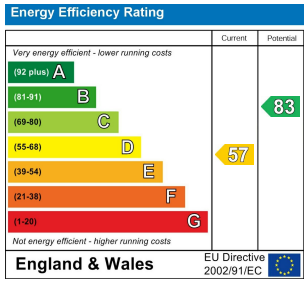


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01825 762132
if you wish to arrange a viewing appointment for this property or require further information.

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