



OAKFIELD



Sunfields, Heathfield, TN21 8EP

Price Guide £350,000



## Sunfields, Heathfield, TN21 8EP

Guide Price - £350,000-£375,000

A beautifully presented three-bedroom semi-detached home positioned within a private cul-de-sac in Heathfield. The property benefits from generous off-road parking, a new modern fitted kitchen with integrated appliances, a spacious living/dining room, an ensuite to the principal bedroom, a south-west facing garden and solar panel for the hot water.

Located within the highly regarded Sunfields development, this attractive home forms part of an exclusive private road of just six properties. Despite its peaceful setting, it remains conveniently close to a well-regarded local primary school, Heathfield High Street and its wide range of shops, cafés and everyday amenities.

The property offers well-designed accommodation throughout. On entering, a welcoming hallway leads to a downstairs WC and a stylish, well-equipped kitchen fitted with integrated appliances including a oven, hob, dishwasher, washing machine and fridge/freezer. The impressive living/dining room measures approximately 17' x 16'6", providing excellent space for both relaxation and entertaining, with useful under-stairs storage and French doors opening directly onto the rear garden.

Upstairs, the first floor features two generous double bedrooms, including a principal bedroom with ensuite shower room, alongside a third single bedroom and a new modern family bathroom. The bedrooms are light, neutrally decorated and two benefit from built-in wardrobes.

Externally, the property enjoys a large block-paved driveway offering parking for more than three vehicles. The rear garden is private and easy to maintain, featuring an artificial lawn, patio seating area and a useful garden shed. With its south-west aspect, the garden enjoys plenty of sunshine and provides an ideal space for outdoor dining and relaxation.





### Sitting Room

17'0" x 16'6" (5.18m x 5.03m)

### Kitchen

11'3" x 8'5" (3.43m x 2.58m)

### Bedroom

11'10" x 8'9" (3.61m x 2.67m)

### Bedroom

11'7" x 8'6" (3.53m x 2.59m)

### Bedroom

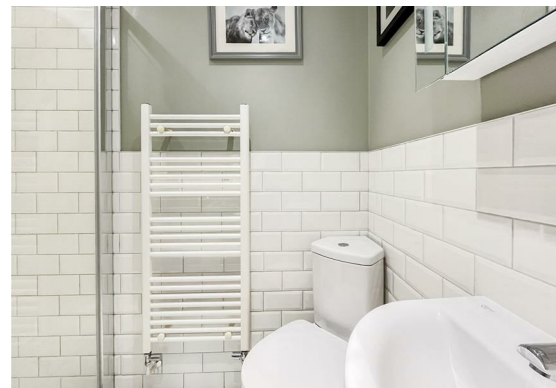
8'0" x 7'0" (2.44m x 2.13m)

### Shower Room

### Bathroom

### WC

Council Tax Band D - £2,608.44 Per Annum



## Floor Plan

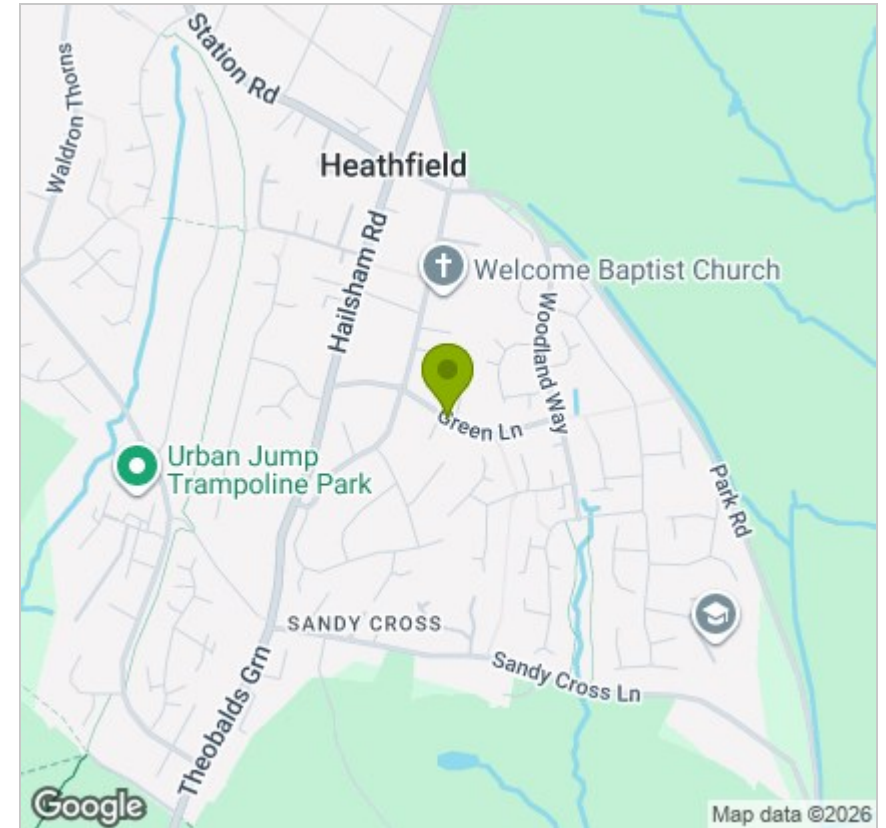


## Viewing

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

