



**MULBERRY WAY**  
HEATHFIELD - £490,000

50 Mulberry Way, Heathfield TN21 8YN

**Entrance Hall - Cloakroom - Study - Dining Room - Sitting Room With Feature Fireplace - Kitchen/Breakfast Room - Galleried Landing - 4 Bedrooms - Family Bathroom - En-Suite Shower Room - Garden To The Rear - Double Garage With Driveway To The Front**

A well presented modern family home situated on the ever popular Green Lane development in a cul-de-sac position. The accommodation features 4 bedrooms, en-suite shower room, separate sitting room and dining rooms, study and a kitchen/breakfast room. There is a double garage to the side of the property and driveway providing additional parking for numerous vehicles and a low maintenance garden to the rear with paved patio and lawn.

**ENTRANCE HALL:**

Wood effect flooring. Coved ceiling.

**CLOAKROOM:**

Double glazed window. WC. Wash basin with tiled splashback. Radiator. Wood effect flooring.

**STUDY:**

Double glazed window. Wood effect flooring. Coved ceiling. Radiator.

**DINING ROOM:**

Double glazed window. Wood effect flooring. Coved ceiling. Radiator

**SITTING ROOM:**

Double glazed French doors with double glazed windows to the side. Feature fireplace with wooden surround, marble effect inset hearth and gas real flame coal effect fire. Coved ceiling. Radiators.

**KITCHEN/BREAKFAST ROOM:**

Double glazed window. Range of cream fronted matching wall and base cupboards. Granite effect worktops with fitted range style cooker. Integrated fridge, freezer, washing machine and fitted dishwasher. Tiled floor. Part tiled walls. French doors to the garden. Inset spot lights. Radiator.



**FIRST FLOOR GALLERIED LANDING:**

Built in airing cupboard with slatted shelves and chrome heated towel rail. Coved ceiling. Access to loft.

**BEDROOM:**

Double glazed windows overlooking the rear garden. Built in wardrobes. Coved ceiling. Radiator.

**EN-SUITE SHOWER ROOM:**

Double glazed window. Tiled walls. Shower cubicle with thermostatic shower. WC. Pedestal wash basin. Tiled floor.

**BEDROOM:**

Feature arch double glazed window. Fitted wardrobes. Coved ceiling. Radiator.

**BEDROOM:**

Double glazed window. Coved ceiling. Radiator.

**BEDROOM:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. Panel enclosed bath with thermostatic shower over with handheld shower and drencher head and glass shower screen. WC. Pedestal wash basin. Tiled walls. Radiator.

**OUTSIDE:**

Own driveway leading to double garage with twin up and over doors, power and light, window, double glazed personal door to the garden. Rear garden with paved patio, lawn and timber shed.

**SITUATION:**

Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 & 35 minutes drive respectively.



**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

F

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

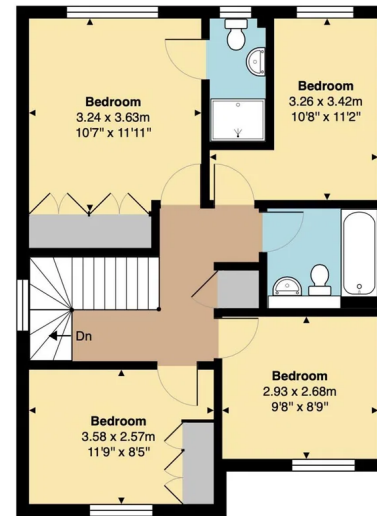
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

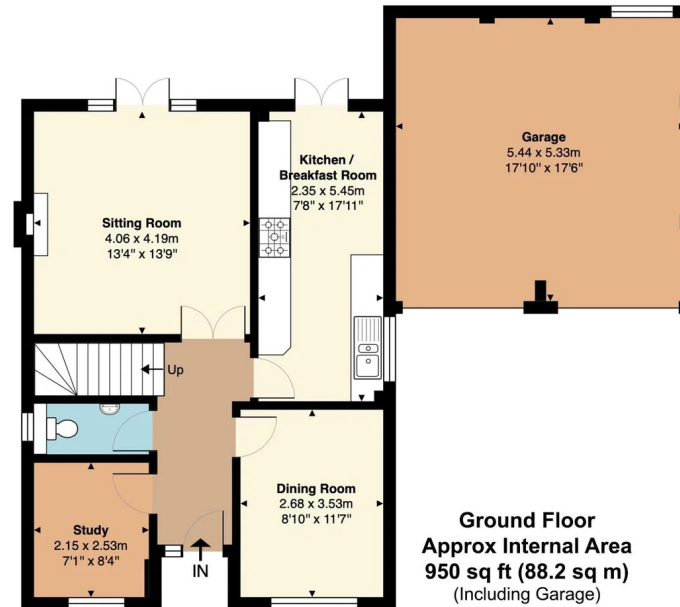
- www.gov.uk

Services - Mains Water, Gas, Electricity &amp; Drainage

Heating - Gas-fired



**First Floor**  
Approx Internal Area  
618 sq ft (57.4 sq m)



**Ground Floor**  
Approx Internal Area  
950 sq ft (88.2 sq m)  
(Including Garage)

**50 Mulberry Way, Heathfield, TN21 8YN**

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

©Listed Building Surveys Ltd

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.



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON  
OFFICE

www.woodandpilcher.co.uk

