

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Woodpecker Way, Ridgewood, Uckfield, TN22 5NE

- ▼ 3 Bedroom Detached House
- ▼ Family Bathroom, En-Suite
- ▼ Lounge, Dining Room, Kitchen
- ▼ Conservatory, Ground Floor W/C
- ▼ Driveway, Single Garage
- ▼ Close To Schools & Amenities



**EPC RATING**

Current:

Potential:

EPC Awaited

**£425,000**



## Woodpecker Way, Ridgewood, Uckfield, TN22 5NE

Situated at the end of a quiet cul-de-sac within the popular Harlands development in Ridgewood, this three-bedroom detached home offers well-proportioned accommodation, excellent potential for improvement and a sought-after location within easy reach of local amenities. The property is ideally placed for nearby schools, local amenities and a popular pub, while Uckfield High Street and the mainline railway station are also within walking distance. The station provides services towards London, making this an appealing choice for commuters. The ground floor comprises an entrance hall with useful understairs storage and a cloakroom positioned to the front. A generous lounge flows seamlessly into the dining area, with a conservatory situated at the rear providing additional living space and enjoying views over the garden. The kitchen is fitted with a good range of floor and wall-mounted cupboards, with an external door providing access to the side of the property. Upstairs, the landing leads to three well-proportioned bedrooms, all served by a family bathroom. The principal bedroom benefits from its own en-suite shower room. Outside, the property enjoys a private driveway providing parking and leading to a detached single garage. The rear garden is a good size and, while currently in need of landscaping, offers an excellent opportunity to create an attractive outdoor space for entertaining and relaxing during the warmer months. An additional benefit is the 50% ownership of a parcel of land adjoining the side of the property and the neighbouring home, providing a useful area of shared greenspace. This is an excellent opportunity for buyers seeking a detached home in a desirable position, with plenty of scope to modernise and personalise. Whether you are a first-time buyer, growing family, downsizer or simply looking for a property you can improve and make your own, this home offers considerable potential in a popular part of Uckfield.

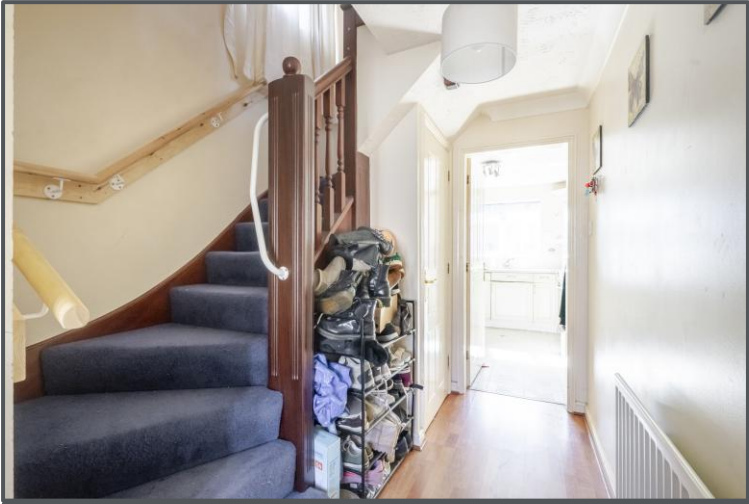
Uckfield  
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01825 703000  
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The Property  
Ombudsman

The Property  
Ombudsman  
LETTINGS

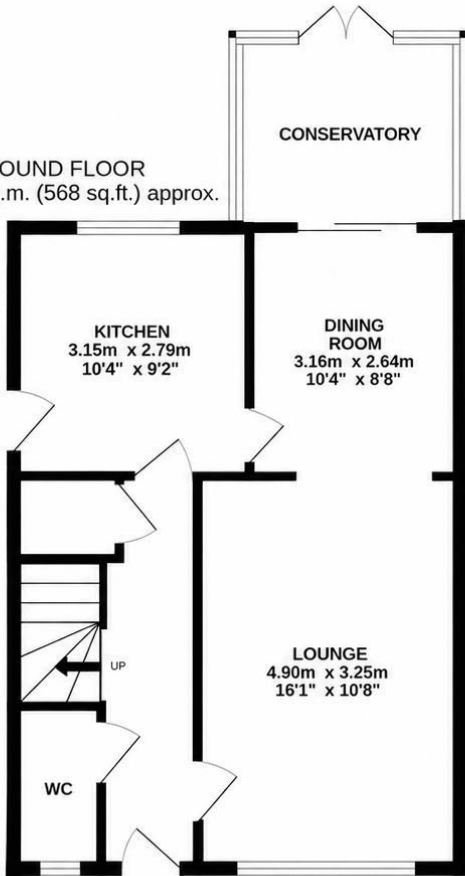


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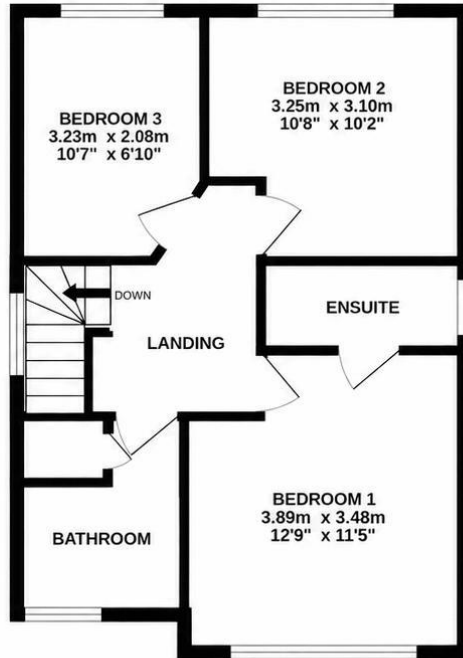
TOTAL FLOOR AREA : 111.3 sq.m. (1198 sq.ft.) approx.

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 purpose 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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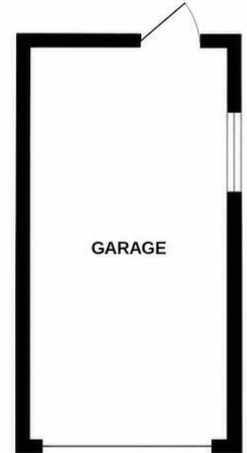
GROUND FLOOR  
52.7 sq.m. (568 sq.ft.) approx.



1ST FLOOR  
44.9 sq.m. (483 sq.ft.) approx.



GARAGE  
13.6 sq.m. (147 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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