



NURSERY WAY
HEATHFIELD - £475,000

34 Nursery Way, Heathfield TN21 0UW

Enclosed Porch - Entrance Hall - Shower/Cloakroom - Spacious Sitting Room - Extended Kitchen/Breakfast Room - Dining Room - Four Bedrooms - Family Bathroom - Integral Single Garage - Driveway Providing Additional Parking - Good Size Sunny Landscaped Garden To The Rear

A modern extended four bedroom detached family home situated in quiet, tucked away driveway leading off from a popular cul-de-sac just a short walk from Heathfield town centre. The accommodation features a spacious dual aspect sitting room, separate dining room and extended kitchen/breakfast room, ground floor shower/cloakroom plus family bathroom on the first floor. There are sunny and well maintained landscaped gardens to the rear and side plus a single integral garage with driveway to the front providing additional parking.

ENCLOSED PORCH:

Part double glazed front door and double glazed side window. Tiled floor.

ENTRANCE HALL:

Understairs storage area. Radiator.

SHOWER/CLOAKROOM:

Double glazed window. WC. Wash basin. Shower cubicle with Aqualisa thermostatic shower. Inset spotlights. Tiled walls. Tiled floor. Radiator.

SITTING ROOM:

Dual aspect with double glazed windows in the bay to the front and double glazed picture window and double glazed sliding patio doors providing access to the rear garden. Radiators. Glazed double doors leading to:

DINING ROOM:

Double glazed picture window overlooking the rear garden. Radiator.

EXTENDED KITCHEN/BREAKFAST ROOM:

Double glazed windows and double glazed door leading to the rear garden. Range of pine fronted matching wall and base cupboards. Laminate worktops with inset one and a half bowl sink. Inset electric hob with filter hood over. Built in oven and microwave. Space for washing machine. Radiator. Door to the integral garage.



FIRST FLOOR LANDING:

Access to the loft. Built in linen cupboard with slatted shelves.

BEDROOM:

Double glazed windows overlooking the rear garden. Radiator.

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BATHROOM:

Double glazed window. Panel enclosed bath with thermostatic shower over and folding shower screen. Wash basin. WC. Heated towel rail. Tiled floor and walls.

OUTSIDE:

There is a sunny good size landscaped garden to the rear with paved patio, flower and shrub beds, large lawn, greenhouse and side gate. A driveway to the front provides parking for two cars and leads to a single garage with up-and-over door, power, light and wall mounted gas fired boiler.

SITUATION:

The property is conveniently located for access to Heathfield with its wide 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 and 35 minutes drive respectively.

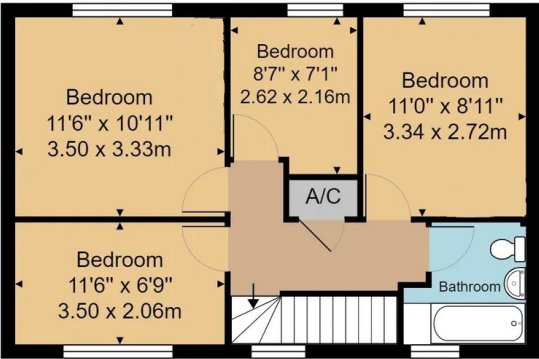


TENURE:
Freehold

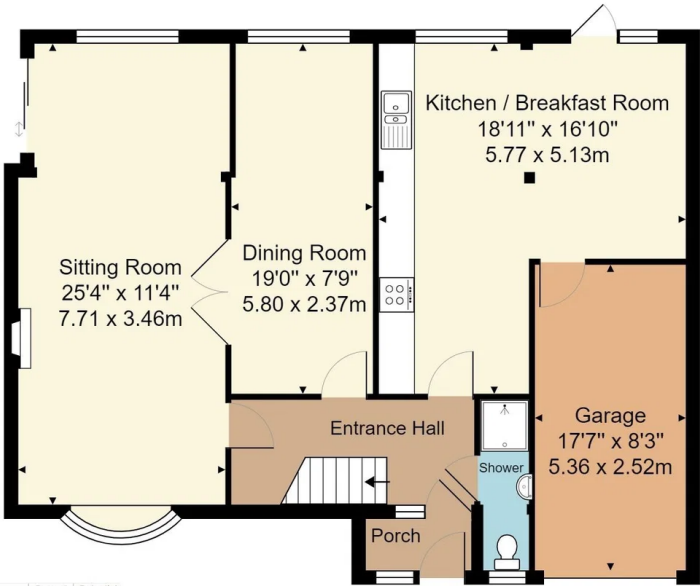
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01435 862211

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 & Drainage
Heating - Gas Fired Central Heating



First Floor



Ground Floor



Approx. Gross Internal Area 1491 ft² ... 138.5 m²

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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