



**THE MALLARDS**  
CROWBOROUGH - £590,000



9 The Mallards, Crowborough, TN6 3TF

Open Porch - Entrance Hall - Cloakroom - Sitting Room/Dining Room  
Conservatory Kitchen/Breakfast/Family Room - Utility Room - Four  
Bedrooms - En Suite Shower Room - Family Bathroom Front & Rear  
Gardens - Off Road Parking - Garage

Offered to the market chain free is this modern detached family home built only five years ago and located in a tucked away cul-de-sac within a quiet residential development. Upon entering, you are welcomed by a spacious hallway, featuring a downstairs cloakroom and a large storage cupboard. The generous sitting/dining room offers ample space for both dining and relaxing, with French doors opening into a recently installed conservatory, which leads out onto an attractive Indian sandstone terrace. The stylish, triple-aspect shaker-style kitchen is fitted with a range of integrated appliances and opens into a versatile breakfast/family area, with convenient access to a separate utility room. Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from a modern en suite shower room, while a contemporary family bathroom serves the remaining bedrooms. To the front, the property offers a low-maintenance garden, off-road parking, and access to a large garage. The rear garden has been thoughtfully landscaped featuring a wide variety of planting and a recently added Indian sandstone terrace, perfect for outdoor entertaining.

**OPEN PORCH:** Outside lighting and composite door opening into:

**ENTRANCE HALL:** Large under stairs cupboard with lighting and housing the wall mounted electric consumer unit and gas/electric meters. Amtico light grey flooring, radiator and a smoke alarm.

**CLOAKROOM:** Low level wc, wash hand basin with large mirror above, attractive part tiled walling, extractor fan, Amtico light grey flooring and obscured window to front with fitted blind.

**SITTING/DINING ROOM:** Sitting Area:

Plenty of space for sofa seating, fitted carpet, radiator and bifold doors opening to a conservatory and onwards to the rear garden.

**Dining Area:**

Plenty of space for dining furniture, fitted carpet, radiator, two windows to front both with Venetian and Roman fitted blinds.

**CONSERVATORY:** Recently installed with dark wood effect flooring, power points, wall lighting, blinds to side and front and French doors opening to terrace and garden.



**KITCHEN/BREAKFAST/FAMILY ROOM: Kitchen Area:**

Light grey shaker style range of high and low level units featuring under unit lighting with granite roll top worksurfaces incorporating a one and a half bowl stainless steel sink. Appliances include a high level double oven, 5-ring gas hob with extractor above, a dishwasher, fridge/freezer and wine cooler. Amtico light grey flooring, smoke alarm, radiator and window overlooking the rear garden with fitted venetian blinds.

**Breakfast/Family Area**

Plenty of room for a good size breakfast table and sofa seating, Amtico light grey flooring, smoke alarm, radiator and dual aspect with windows to front and side both with fitted venetian blinds.

**UTILITY ROOM:** Low level unit with granite effect roll top worksurface incorporating a single stainless steel sink and a washer/dryer. Floating areas of shelving, wall mounted Ideal boiler, Amtico light grey flooring, smoke alarm and door to patio.

**FIRST FLOOR LANDING:** Cupboard housing modern water tank with wooden slatted shelving, large hatch to loft, fitted carpet, radiator and a smoke alarm.

**BEDROOM:** Triple part glass fronted wardrobe, fitted carpet, radiator, window to rear with curtains and fitted venetian and roman blinds. Door to:

**EN SUITE SHOWER ROOM:** Fully tiled shower cubicle, low level wc and a rectangular wash hand basin set into a vanity unit with shelving. Chrome heated towel rail, large wall mounted mirror, shaver point, tiled flooring, extractor fan and obscured window to rear.

**BEDROOM:** Currently used as an office with fitted carpet, radiator and window to front with fitted venetian and roman blinds.

**BEDROOM:** Double part glass fronted wardrobe, fitted carpet, radiator and window to rear with fitted venetian and roman blinds.

**BEDROOM:** Single part glass fronted wardrobe, fitted carpet, radiator and window to front with fitted venetian and roman blinds.

**FAMILY BATHROOM:** Panelled bath with shower over and attractive wall tiling, low level wc, rectangular wash hand basin set into a vanity unit with shelving and wall mounted mirror above. Tiled flooring, part tiled walling, chrome heated towel rail, extractor fan and obscured window to front with fitted blind.



**OUTSIDE FRONT:** Mainly laid to lawn for low maintenance with some mature shrubs and bushes. To the side of the property a brick paved driveway with off road parking for numerous vehicles and access to a larger than average garage via an up/over door and comprising concrete flooring, vaulted ceiling. Wooden gate opens to the rear garden.

**OUTSIDE REAR:** Benefiting from a recently installed Indian sandstone terrace and enjoys a paved patio. The remainder of the garden has been landscaped and is principally laid to lawn with mature flower bed borders and planting along with a wooden garden shed and four wall mounted trellises.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

**VIEWING:** By appointment with Wood & Pilcher Crowborough 01892 665666

**ADDITIONAL INFORMATION:** Broadband Coverage search Ofcom checker

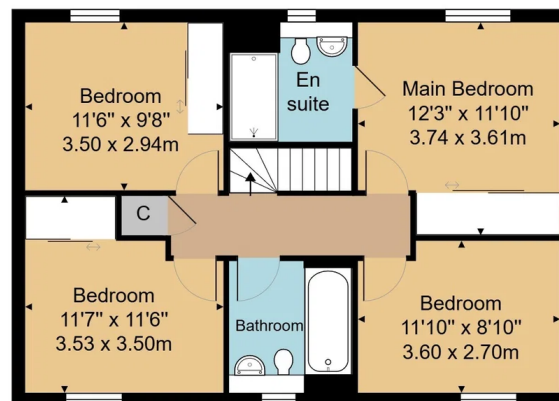
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

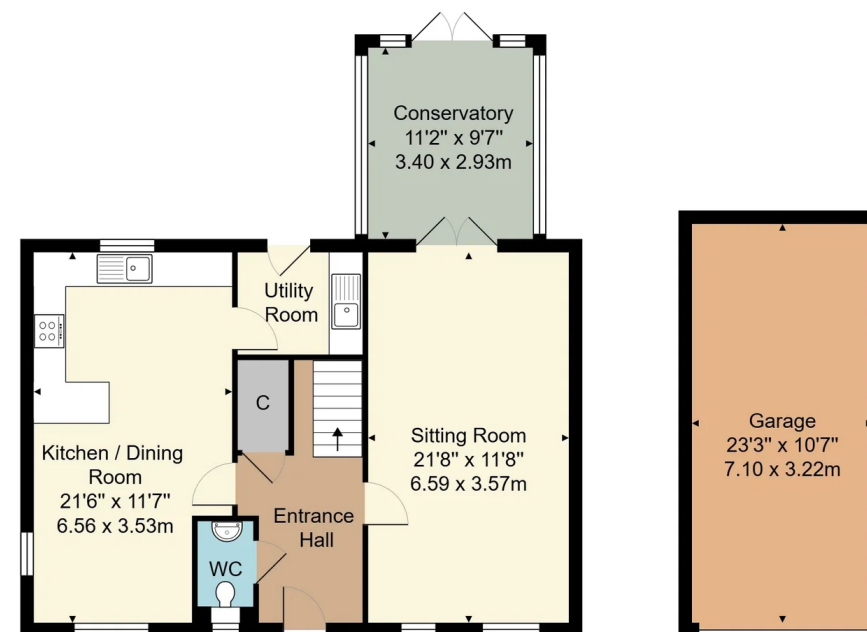
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating

A development annual fee of £491.77 is payable for maintenance of the communal areas. These details should be clarified by a buyers own legal advisor.



**First Floor**



**Ground Floor**

Approx. Gross Internal Area (Excluding Garage) 1428 sq. ft / 132.7 sq. m

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.



Beacon Road, Crowborough,  
East Sussex, TN6 1AL  
Tel: 01892 665666

Email: [crowborough@woodandpilcher.co.uk](mailto:crowborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED  
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