


- Five Bedroom
- Immaculately Presented
- Kitchen Diner
- Principal Bedroom With En-Suite
- Driveway Leading To Garage
- Quiet Location
- Modern Family Bath And Shower Room
- Spacious Lounge
- Large Entrance Hall
- Favoured Estate



Freehold  
**£450,000**

 5 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

Trefoil Road, Hailsham

# Trefoil Road, Hailsham

## DESCRIPTION

3D Virtual Tour | Driveway Leading To Garage | Five Bedrooms | Versatile Accommodation | Two Bathrooms | Modern Throughout | Helligly | Gas Central Heating | Viewing Essential

A beautifully presented and deceptively spacious five bedroom detached family home, occupying a favourable position within this popular modern development in Helligly and offering 1,383 sq ft of versatile accommodation.

The property is approached via a private driveway providing off-road parking for two vehicles and access to the integral garage. Internally, the accommodation is well planned and ideal for modern family living, with a welcoming entrance hall leading through to the principal reception rooms. The generous sitting room provides an excellent space to relax and entertain, whilst the separate kitchen dining room offers flexibility for family meals, formal occasions or social gatherings. In addition bedroom five is versatile and can create the perfect environment for those working from home.

The kitchen is fitted with a comprehensive range of units and work surfaces, the utility offers ample storage and space for appliances.. A convenient ground floor cloakroom completes the accommodation on this level.

To the first floor, the spacious principal bedroom benefits from its own en-suite shower room, whilst three further well-proportioned bedrooms are served by a family bathroom, making the property ideally suited to growing families.

Outside, the rear garden has been thoughtfully designed for ease of maintenance, being predominantly laid to artificial lawn and providing an attractive outdoor space to





## Trefoil Road, Hailsham

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Hallway 3.45 x 3.91 (11'3" x 12'9")

Downstairs WC 0.89 x 1.76 (2'11" x 5'9")

Bedroom Five 2.37 x 2.98 (7'9" x 9'9")

Lounge 3.36 x 5.54 (11'0" x 18'2" )

Kitchen 2.78 x 2.6 (9'1" x 8'6")

Dining Area 2.78 x 4.4 (9'1" x 14'5")

Utility 2.27 x 1.66 (7'5" x 5'5")

Landing 3.29 x 2.07 (10'9" x 6'9")

Bedroom One 2.88 x 3.93 (9'5" x 12'10")

Bedroom Two 3.44 x 3.66 (11'3" x 12'0")

Bedroom Three 2.5 x 3.21 (8'2" x 10'6" )

Bedroom Four 2.88 x 2.94 (9'5" x 9'7")

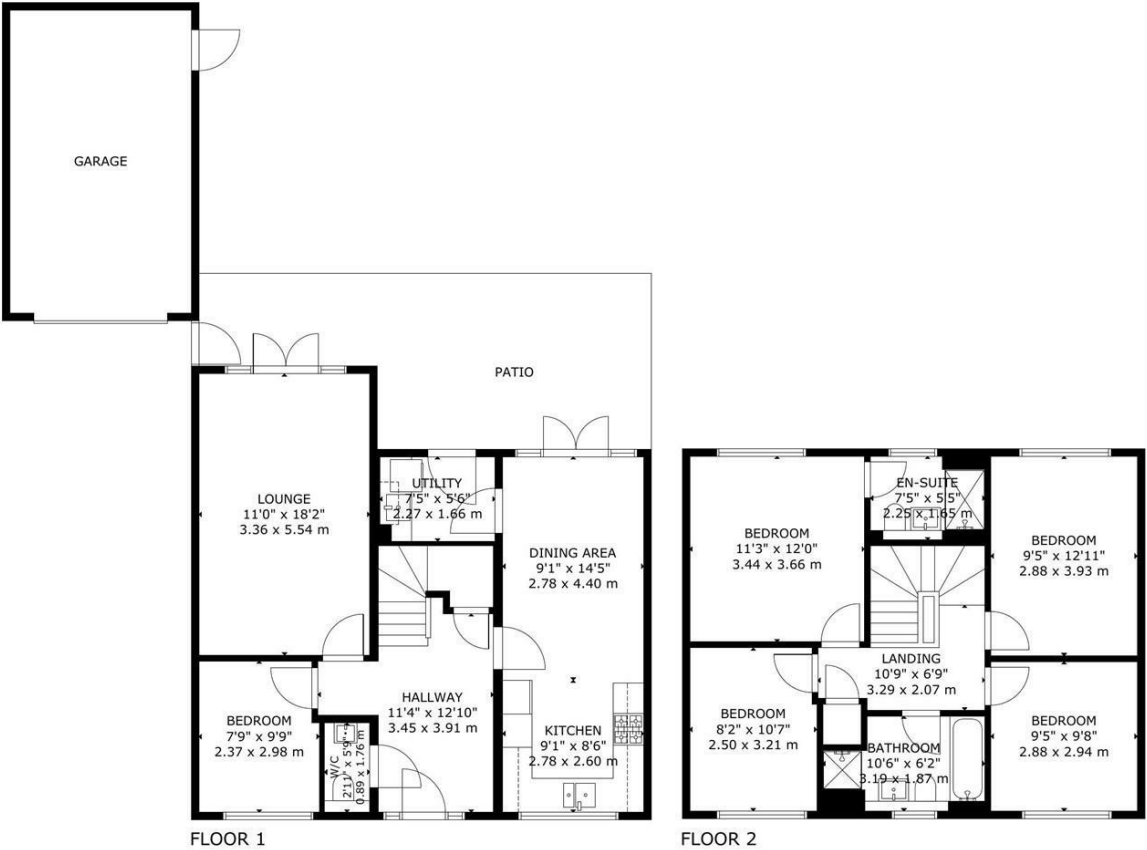
Bathroom 3.19 x 1.87 (10'5" x 6'1")

En-Suite 2.25 x 1.65 (7'4" x 5'4")

Driveway Leading To Garage



# Trefoil Road, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 129 m<sup>2</sup>/1,383 sq.ft  
 FLOOR 1: 67 m<sup>2</sup>/720 sq.ft, FLOOR 2: 62 m<sup>2</sup>/663 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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