



BLACKNESS ROAD
CROWBOROUGH - £475,000



WOOD & PILCHER

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Meyun, Blackness Road, Crowborough, TN6 2NB

Entrance Hall - Cloakroom - Sitting Room - Dining Room
Kitchen/Dining/Family Room - First Floor Landing - Three
Bedrooms - En Suite Shower Room - Family Bathroom
Front & Rear Gardens - Driveway - Store Room

This fantastic semi-detached family home is set back from the road behind its front lawned garden and driveway. You step into a spacious entrance hall where on your right is a convenient downstairs cloakroom. Straight ahead of you is the sitting room with wide window flooding the room with light and a log burning stove adding character and warmth in the winter months. It's a good sized room with lovely solid wood flooring and with ample space for large furniture. Next to the sitting room is the dining room, a previous garage conversion. It's another good sized room with plenty of space for a large table and chairs and with a wide window to the side. At the rear of the ground floor is the extended and remodelled kitchen/dining/family room. The kitchen itself offers plenty of fitted cabinets for storage along with smart solid wood worksurfaces which incorporates a useful breakfast bar area and attractive butler sink. Fitted items include an oven and grill, four ring induction hob with extractor, tall fridge, separate freezer, washing machine and dishwasher. The kitchen extends into the family/dining area with space for a table and chairs or sofa and with French doors opening onto the garden. Back to the entrance hall and carpeted, turning stairs lead you to the first floor landing. The landing has a window to the side and rear allowing for lots of light and also has a useful fitted cupboard. The main bedroom is a spacious double room with wide window to the front and with plenty of fitted clothes rails and shelving. It has a well presented en-suite shower room with wash basin, wide walk-in shower and extractor fan. Bedrooms two and three are both further double bedrooms with bedroom three benefiting from a fitted wardrobe. Completing the first floor is the family bathroom incorporating a bath with shower over, WC, wide wash basin with storage beneath, chrome heated towel rail, LED lit mirror, extractor fan and frosted window. Outside, the garden has a good sized patio with spacious lawn area behind and with a pergola covered path to the side leading to the rear entertaining space.



The entertaining space has a decked seating area with an outside heater, lighting and power points. To the side of the house is a gated path taking you to the front, where there is a fitted storage space, further lawned area and spacious driveway with room for several vehicles.

UPVC part glazed entrance door into:

ENTRANCE HALL: Wood effect flooring and space for coats and shoes.

CLOAKROOM: WC, wash basin, fitted storage, radiator and frosted window.

SITTING ROOM: Log burning stove, fitted storage to both chimney alcoves and space for large sofas. Solid wood flooring, radiator and wide window to front.

DINING ROOM: Space for large table and chairs and fitted cupboard. Wood effect flooring, radiator and window to side.

KITCHEN/DINING/FAMILY ROOM: Ample high and low cream cabinets, solid wood work surfaces and Butler sink. Integrated oven and grill, four ring induction hob with extractor, tall integrated fridge, freezer, washing machine and dishwasher. Breakfast bar space, space for a dining table and chairs, solid tiled flooring, radiator and windows and French doors to garden.

Carpeted turning staircase to first floor.

FIRST FLOOR LANDING: Fitted cupboard, wood effect flooring, window to side and window to rear.

MAIN BEDROOM: Spacious double room with fitted clothing rails and shelving. Wood effect flooring, radiator and wide window to front.

EN SUITE SHOWER ROOM: Wide walk-in power shower and wash basin with storage beneath. Chrome heated towel rail, wood effect flooring and extractor fan.

BEDROOM: Double bedroom with space for wardrobes. Wood effect flooring, radiator and wide window to front.



BEDROOM: Double bedroom with fitted wardrobe. Wood effect flooring, radiator and wide window to rear.

BATHROOM: Bath with shower over and tiled surround, WC and wide wash basin with fitted storage. Chrome heated towel rail, LED lit mirror, extractor fan, wood effect flooring and frosted window to rear.

OUTSIDE REAR: Patio area with spacious lawn behind and a paved path with pergola leads to the rear of the garden. Decked area with bbq/entertaining area with lighting, heating and outside power. Gated side access to front of house.

OUTSIDE FRONT: Spacious tarmac driveway with parking for several vehicles, lawn area, security light and a part converted store room.

TENURE: Freehold

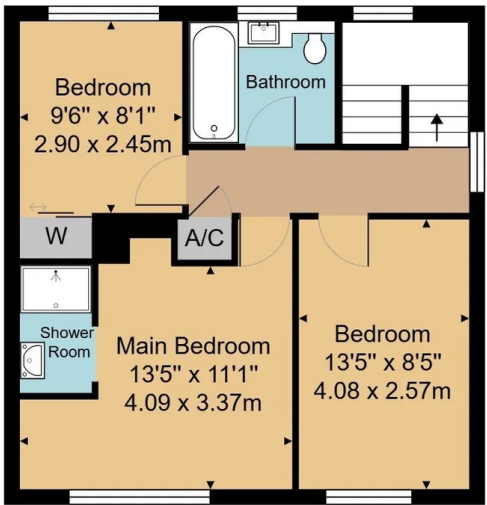
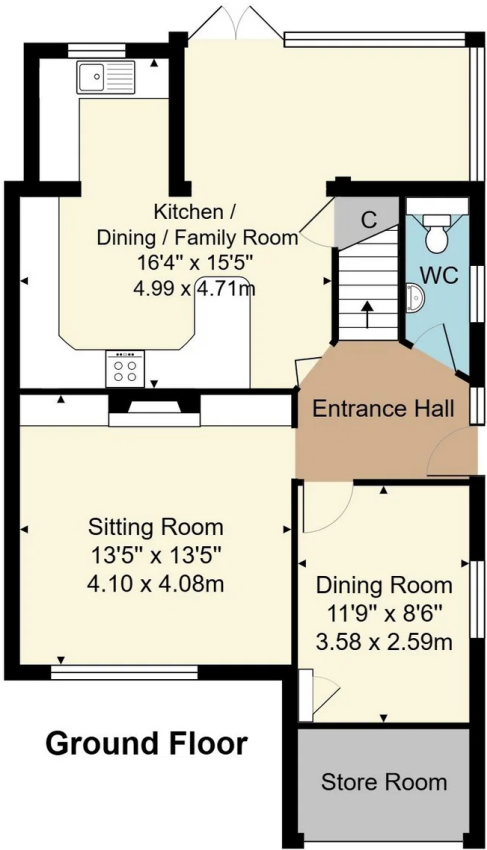
COUNCIL TAX BAND: D

VIEWINGS: 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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1258 ft² ... 116.9 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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