

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Shelduck Avenue, Ridgewood, Uckfield, TN22 5JW

- Close to Schools and Mainline Station
- 3 Bedrooms, Bathroom, En-Suite
- Nearly New Detached House
- Air-Conditioning Installed
- Beautifully Landscaped Garden
- Driveway With EV Charger



EPC RATING

Current:

83 | B

Potential:

94 | A

£450,000 - £475,000



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Occupying a desirable corner plot, this nearly new and immaculately presented three-bedroom detached home offers stylish, turnkey accommodation enhanced by a range of high-quality improvements. Benefitting from the remainder of its new home warranty, the property provides valuable peace of mind for its next owner. A particular highlight is the beautifully landscaped, south-facing rear garden, thoughtfully designed by the current owner to create a superb outdoor retreat. Featuring a generous patio, a premium aluminium pergola offering both partial and full shade, a well-maintained lawn, attractive wildflower border, a garden shed, and gated access to the tandem driveway complete with an EV charging point, this is an ideal space for both entertaining and everyday enjoyment. The accommodation is entered via a welcoming entrance hall. To one side is a bright dual-aspect lounge, complete with air conditioning for year-round comfort, while to the other is a spacious open-plan kitchen/dining room, perfect for modern family living. A useful utility room and convenient ground floor WC complete the ground floor. Upstairs, the landing provides access to three well-proportioned bedrooms, all served by a contemporary family bathroom. The principal bedroom enjoys the added luxury of an en-suite shower room and a second air conditioning unit. Beautifully maintained throughout and enhanced beyond the original specification, this exceptional home represents a fantastic opportunity to acquire a nearly new property requiring no further work. Offering contemporary living, energy-efficient features, and outstanding outdoor space, it is ready for its next owners to move straight in and enjoy. The location of this property is fantastic it is a short walk from highly rated schools, local shops, the high street and mainline railway station creating a central and convenient location for families and commuters alike.

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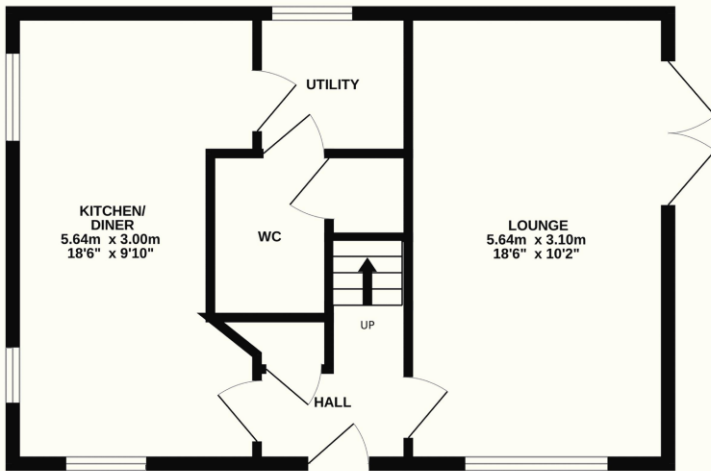
Peter Oliver

The Property
Ombudsman

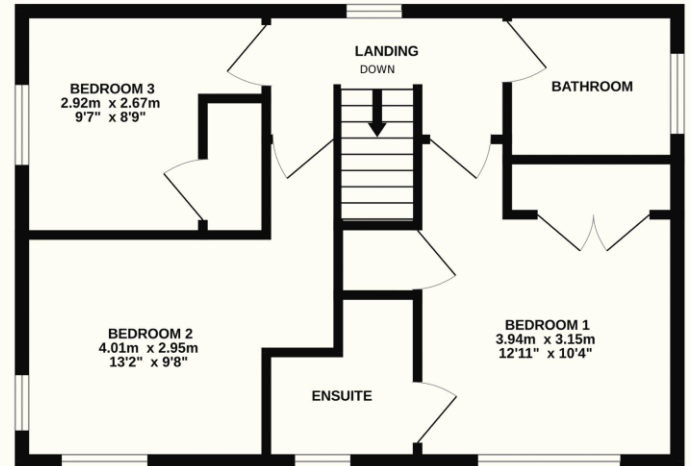
The Property
Ombudsman
LETTINGS



GROUND FLOOR 46.3 sq.m. (498 sq.ft.) approx.



1ST FLOOR 46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 92.5 sq.m. (996 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 purposes 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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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: £300 Per Annum

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