



Plot 5, Kingfisher Walk, Upper Dicker, East Sussex, BN27 3QJ

£700,000
**MANSELL
McTAGGART**
— Trusted since 1947 —

Plot 5, Kingfisher Walk

Upper Dicker, East Sussex

An outstanding four bedroom two bathroom detached brand new home with a large driveway and detached double garage. Occupying a pleasant corner plot in a traffic free position and enjoying fine rural views toward the surrounding countryside and South Downs beyond.

Tenure: Freehold

- An outstanding brand new executive style family home occupying a pleasant corner plot in a traffic free position and enjoying stunning far reaching rural views towards the South Downs
- Exceptional fully tiled bathroom suite
- Beautifully fitted kitchen with stone worksurfaces and Neff appliances
- Family room | Double aspect living room
- Large utility room
- Principal bedroom with en-suite shower room and built-in wardrobe
- Brick paved driveway and detached double garage
- Rear garden with paved patio and level lawn





Plot 5, Kingfisher Walk

Upper Dicker, East Sussex

Plot 5, Kingfisher Walk forms part of a select brand new development of only six stunning homes constructed by Asprey Homes, positioned in the heart of the picturesque Sussex village of Upper Dicker. The property boasts spacious accommodation arranged over two storeys and has been impeccably finished throughout, affording a stylish designer kitchen with stone worksurfaces with Neff appliances and fully tiled bathroom suite with Aqualisa Mian mixer showers.

The property comprising in brief on the ground floor, a spacious reception hall with a cloakroom found nearby, a family room, a generous size double aspect living room, a beautifully fitted kitchen with a matching range of gloss units, integrated appliances and bi-fold doors opening to the rear garden. The utility room is found off the kitchen.

The first floor provides a galleried landing, four double bedrooms and a contemporary family bathroom. The principal bedroom has an en-suite shower room and built-in wardrobes.

Outside, the property is approached via a brick paved driveway which in turn leads to the detached double garage. The rear garden has a paved patio adjoining the rear of the property with the remainder of the garden to be laid to lawn.



| PLOT 5

GROUND FLOOR



FIRST FLOOR



Garage position not necessarily the location on the plot

	Metric		Imperial	
Family Room	3.65	x 3.56	11'11	x 11'8
Living Room	5.59	x 3.56	18'4	x 11'8
Kitchen / Breakfast Area	6.71	x 3.69	22'0	x 12'1
Utility Room	3.56	x 1.75	11'8	x 5'8
Garage	5.97	x 5.95	19'7	x 19'6

	Metric		Imperial	
Master Bedroom	5.88	x 3.56	19'3	x 11'8
Bedroom 2	3.92	x 3.71	12'10	x 12'2
Bedroom 3	3.66	x 3.59	12'0	x 11'9
Bedroom 4	3.06	x 2.99	10'0	x 9'9

Total Gross Internal Floor Area 162.8 sq m 1752 sq ft (excluding garage)

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.