

Buttinghill Drive, Cuckfield

Guide Price **£900,000**

Henry Adams
estate agents

Buttinghill Drive

Cuckfield, Haywards Heath

Henry Adams are delighted to offer this spacious five bedroom detached house with three reception rooms, three bathrooms, ample parking and double garage, located in desirable location of Cuckfield. Built in 2014 the 'Parkton' design is set over three floors, with spacious accommodation measuring approximately 1931 sq. ft (183 sq m) and is immaculately presented with a clean neutral colour scheme throughout. In further detail the property comprises; entrance hall with doors leading to a spacious living room, home office/family room, downstairs cloakroom and under stairs storage. From the rear of the entrance hall doors lead to kitchen/breakfast room fitted with an extensive range of light cupboards/drawers, work surfaces, a full range of high-quality integrated appliances, space for large table and chairs, patio doors to the rear garden and side door giving access to the dining room, which also benefits from patio doors leading to the rear garden. The first floor comprises landing with storage cupboard, spacious main bedroom measuring approximately 19'5' x 12' with dressing area and en-suite bathroom with bath and separate shower unit, two double bedrooms both with built in wardrobes and family bathroom again with bath and a separate shower unit. The second floor comprises a small landing and doors leading to two further double bedrooms with bedroom two including built in wardrobes and en-suite shower room.

This popular small development is situated close to both the Village High Street and a short drive to Haywards Heath station. The village of Cuckfield provides varied shops, boutiques, convenience










HAPPY
GREY









To the front there is ample parking with large double garage double which includes up and over door, rear door access to garden and electricity supply. The front garden is mainly laid to lawn with a mature tree, surrounded by beech hedging and path leading to front door. The driveway also provides off road parking for multiple cars with the addition to an EV Charger. The private rear garden provides laid to lawn with large terrace area direct from the property, side gated access, outside tap and outside lighting. The private garden backs on to mature trees and shrubs with cattle fencing encouraging local birds and wildlife into the garden for a peaceful setting. This modern family home is beautifully presented with further attributes including double glazing throughout, gas central heating with new boiler fitted 2021.

Tenure: Freehold

Council Tax: Mid Sussex District Council Band G

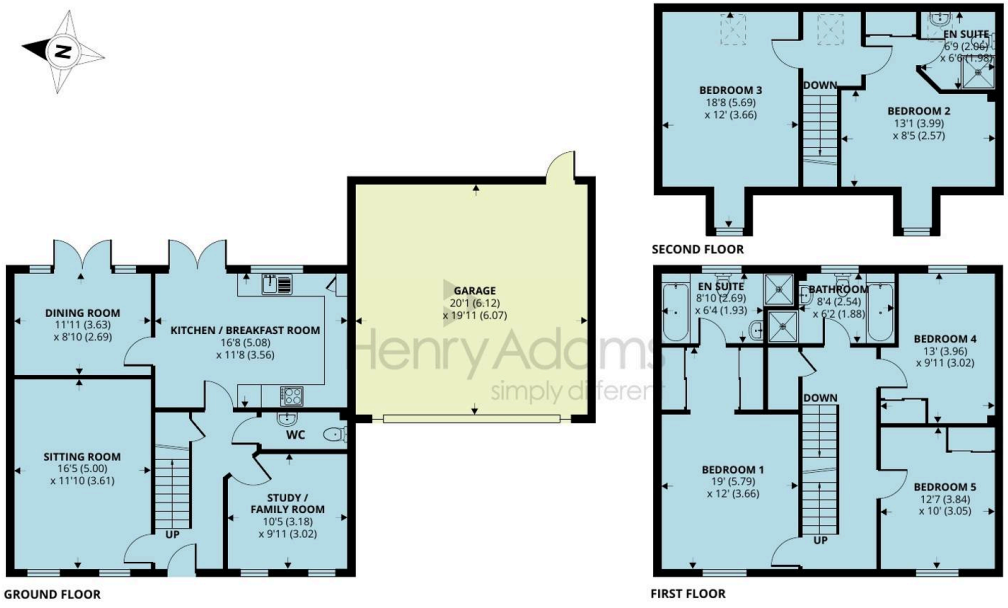
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Approximate Area = 2332 sq ft / 217 sq m (includes garage)

For identification only - Not to scale

RICS Certified Property Measurer



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.