

Uckfield 01825 703000
 Crowborough 01892 489000
 Heathfield 01435 511800

Peter Oliver



Trefoil Way, Uckfield, TN22 5FW

- ▼ Three Bedrooms, Main With En-Suite
- ▼ Open Plan Kitchen/Dining Room
- ▼ Bright Separate Lounge
- ▼ Driveway & Garage With Power
- ▼ South-Facing Private Garden
- ▼ Immaculately Presented Throughout



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£375,000 - £400,000



Trefoil Way, Uckfield, TN22 5FW

This beautifully presented home is offered to the market in immaculate condition, providing well-proportioned and versatile accommodation throughout. The property benefits from three bedrooms, including a principal bedroom with en-suite, a family bathroom, driveway parking and garage. Upon entering, the welcoming entrance hall leads into a bright and comfortable sitting room, a door from the sitting room opens into the inner hallway, where there is a useful large storage cupboard and a WC. The heart of the home is the superbly appointed kitchen/dining room, fitted with a comprehensive range of modern units and built-in appliances. The generous dining area provides an ideal space for entertaining and family meals, whilst double doors open directly onto the patio and rear garden, creating a wonderful connection between the indoor and outdoor living spaces. To the side of the property, a private driveway provides parking and leads to the garage, which benefits from power and lighting, together with a personal door giving direct access to the garden. A side gate also provides convenient access to the rear. The south-facing rear garden is a particular highlight, featuring a patio and a predominantly lawned area, all enclosed by fencing to create a private and attractive outdoor space. This delightful garden is ideal for relaxing, entertaining or enjoying al fresco dining during the warmer months. Overall, this is an exceptionally well-maintained and stylish home, perfectly suited to those seeking modern living, excellent outdoor space and practical amenities in a desirable setting.

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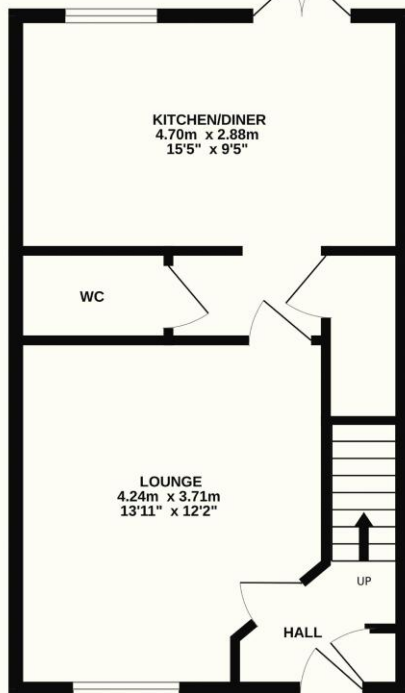
Peter Oliver

The Property
Ombudsman

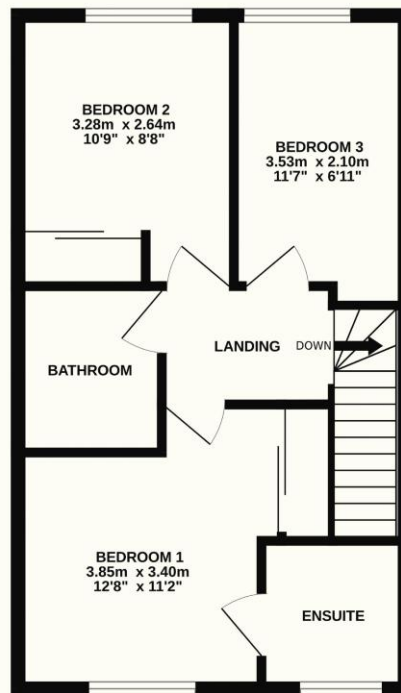
The Property
Ombudsman
LETTINGS



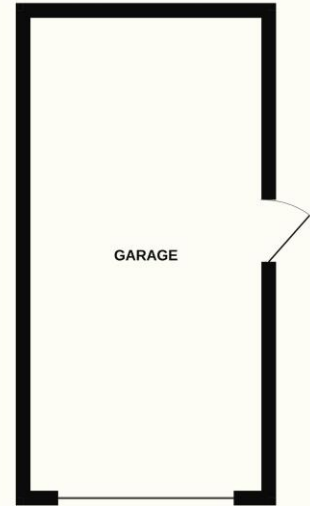
GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx



GARAGE
18.0 sq.m. (194 sq.ft.) approx.



TOTAL FLOOR AREA : 96.2 sq.m. (1035 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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