



9 Sand Ridge, Ridgewood, Uckfield, TN22 5ET

£645,000
**MANSELL
McTAGGART**
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9 Sand Ridge

Ridgewood, Uckfield

An exceptional four bedroom (three bath/shower room) detached modern home forming part of this desirable development constructed by Charles Church. Occupying a traffic free position within walking distance of the railway station and town centre.

This impressive property has been finished to an exacting standard throughout enjoying a fine aspect to the rear towards a neighbouring paddock and the adjoining nature reserve to one side. The property offers many individual features and luxuries associated with a modern home. In addition there is potential to convert the attic space to form two double bedrooms subject to necessary consents.

The property comprises in brief on the ground floor: a covered entrance, a reception hallway with oak flooring, a beautiful kitchen/breakfast room fitted with integrated Zanussi appliances and French doors leading to the rear seating terrace, a sitting room with, a separate dining room, a cloakroom and a separate study. From the entrance hallway a staircase rises to the first floor which provides a spacious landing, a master bedroom with built-in wardrobes and en-suite shower room, a guest bedroom with en-suite, two further bedrooms and a family bathroom.





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Outside the front of the property is approached by a block paved drive which in turn leads to the attached single garage with up and over door and overhead storage. The rear gardens have been beautifully landscaped with a flagstone seating terrace immediately adjoining the rear with shallow steps leading to a level lawn interspersed and flanked by well stocked shrub beds enjoying a pleasant aspect.

The property is situated in the highly desirable area of Ridgewood. The property is within close proximity to the Victoria leisure grounds and is within walking distance of Uckfield High Street which offers a comprehensive range of shopping and leisure facilities. Uckfield offers a vast array of schools for all age groups including a sixth form community college with additional facilities including a cinema, a railway station with services to London, several bars/restaurants and a popular leisure centre.

The picturesque Ashdown forest is within driving distance to the north west and nearby Nutley offering walking and riding. The coastal resorts of Eastbourne and Brighton city centre are also within driving distance approximately 18/19 miles respectively.

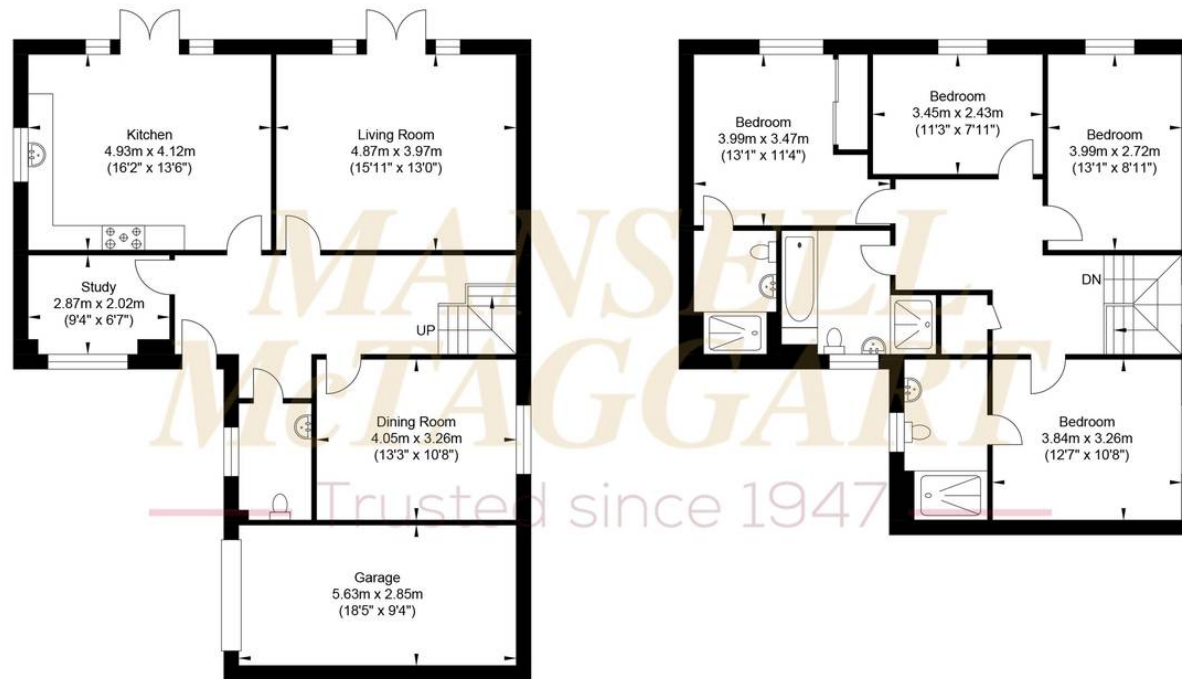
EPC C.

Mains drainage

Council Tax band: G



Sand Ridge



Ground Floor
Approximate Floor Area
1030.32 sq ft
(95.72 sq m)

First Floor
Approximate Floor Area
851.53 sq ft
(79.11 sq m)



Approximate Gross Internal Area (Including Garage) = 174.83 sq m / 1881.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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