



CUCKOO DRIVE
HEATHFIELD - £425,000

17 Cuckoo Drive, Heathfield TN21 8AR

Entrance Porch - Cloakroom - Sitting Room - Kitchen/Diner - Utility Room - Four Bedrooms - Bathroom - En-Suite - Private Garden - Integral Garage & Off-Street Parking

A four bedroom detached family home situated in a popular cul-de-sac location about 3/4 of a mile from Heathfield Town Centre. The accommodation features kitchen/diner, utility room, sitting room, downstairs cloakroom, four bedrooms, two bathrooms (one en-suite), private garden, driveway and integral garage. The property also benefits from solar panels.

ENTRANCE HALL:

Double glazed full height window.

CLOAKROOM:

Double glazed window. WC. Hand basin. Radiator.

SITTING ROOM:

Double glazed window to front. Open fire (currently boarded over) with surround. Radiator. Leading to:

KITCHEN/DINER:

Double doors to patio and double glazed window. Range of fitted wall and base units. Solid woodblock worktops. Space for fridge/freezer. Central island with inset butler sink, integrated dishwasher, wine cooler and pop-up power socket.

UTILITY ROOM:

Double glazed windows to rear and side overlooking the garden. Space for washing machine and tumble dryer. Inset sink with mixer tap. Radiator. Double glazed door to garden.



STAIRS LEADING TO LANDING:

Airing cupboard with slatted shelves. Access to loft.

BEDROOM ONE:

Double glazed window to front. Built-in double wardrobe. Radiator.

EN-SUITE:

Cast iron roll top bath. Enclosed shower. WC. Pedestal wash hand basin. Tiled walls. Heated towel rail.

BEDROOM TWO:

Double glazed window to front. Built in double wardrobe. Radiator.

BEDROOM THREE:

Double glazed window to rear. Built in double wardrobe. Radiator.

BEDROOM FOUR:

Double glazed window. Radiator.

BATHROOM:

Obscure double glazed window. WC. Pedestal wash hand basin. Shower with drencher head and hand-held attachment with tiled walls. Towel rail. Tiled floor.

GARAGE:

Integrated single garage with wooden double doors, power and light. Boiler. Personal door.

OUTSIDE:

Patio area with steps down to lawned area. Outside tap. Two sheds. Side access.

SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity, Drainage & Gas

Heating - Gas Fired



Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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