



OAKFIELD



Cuckoo Drive, Heathfield, TN21 8AR

Asking Price £475,000



## Cuckoo Drive, Heathfield, TN21 8AR

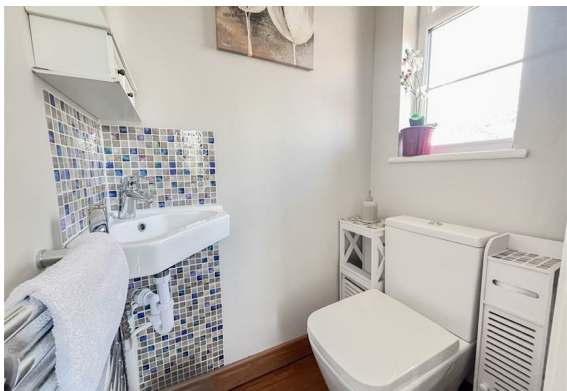
This beautifully updated four-bedroom home offers spacious and versatile living, perfect for modern family life. The property boasts a large, light-filled lounge/diner with direct access to the garden, creating an ideal space for both relaxing and entertaining.

The modern kitchen has been thoughtfully extended following a garage conversion, now incorporating a stylish utility room. The remaining section of the garage provides excellent additional storage.

Upstairs, the property continues to impress with ample storage throughout, including built-in wardrobes in two of the four bedrooms. The home features a contemporary family bathroom as well as a well-appointed en-suite to the principal bedroom. Large windows throughout ensure an abundance of natural light.

Externally, the property benefits from a driveway with space for up to three cars, alongside a good-sized rear garden with a generous patio area—perfect for outdoor dining. The garden backs directly onto the scenic Cuckoo Trail, offering beautiful surroundings and easy access for walks and cycling.

A convenient twitten provides direct pedestrian access to local shops and amenities, enhancing the property's practicality and appeal.





### Living Room

26'6" x 15'1" (8.08m x 4.60m)

### Kitchen

18'10" x 8'6" (5.74m x 2.59m)

### Utility Room

8'6" x 7'6" (2.59m x 2.29m)

### Bedroom One

12'8" x 10'2" (3.86m x 3.10m)

### Bedroom Two

13'4" x 8'3" (4.06m x 2.51m )

### Bedroom Three

12'11" x 8'3" (3.94m x 2.51m)

### Bedroom Four

9'0" x 7'3" (2.74m x 2.21m)

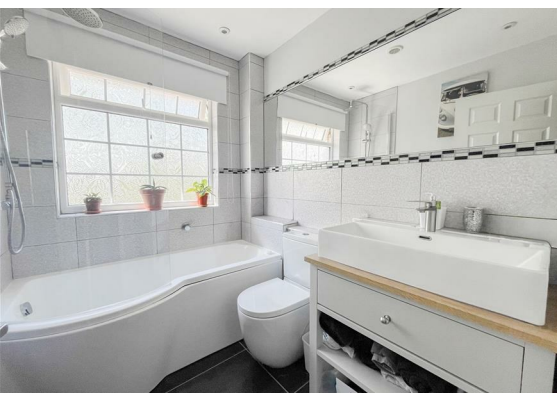
### Bathroom

7'6" x 6'1" (2.29m x 1.85m)

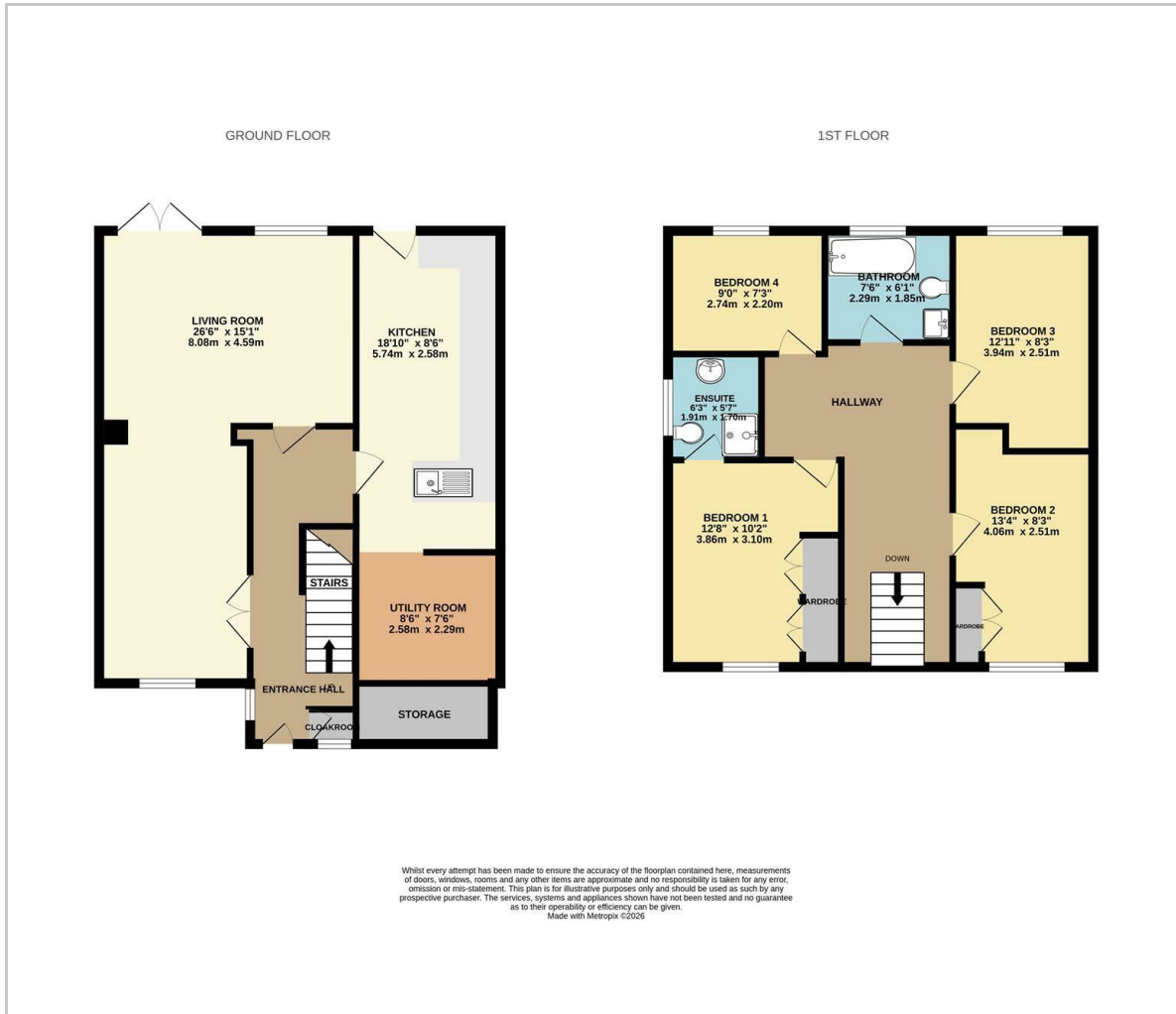
### Ensuite

6'3" x 5'7" (1.91m x 1.70m)

**Council Tax Band D - £2,728.43 Per Annum**



## Floor Plan

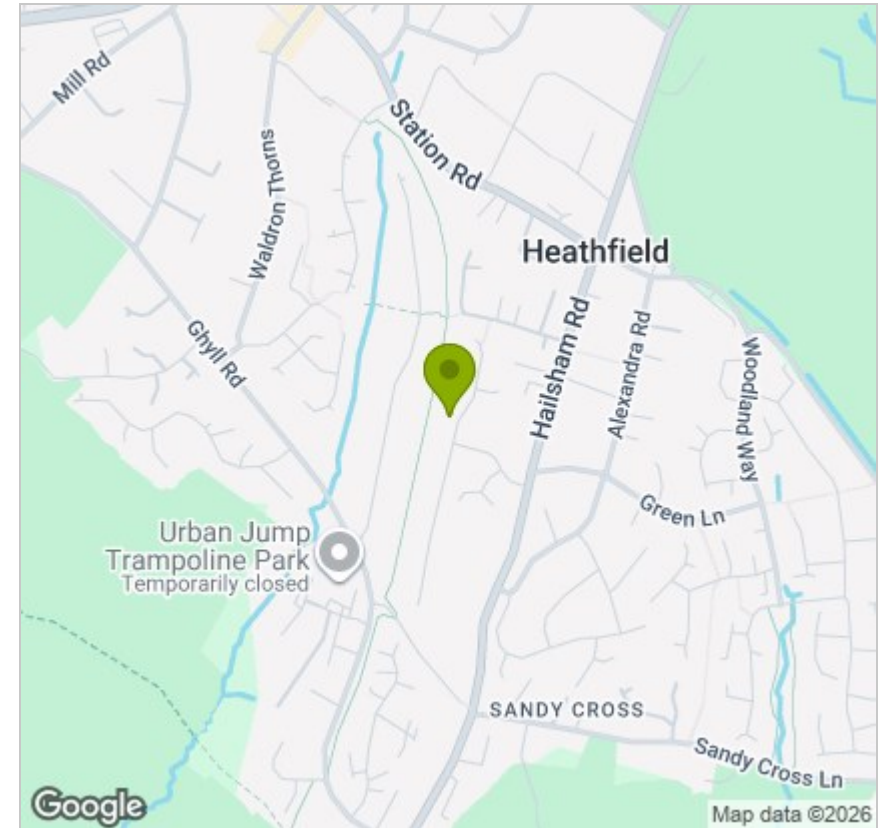


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

