



35 Osprey Drive, Uckfield, TN22 5PF

Guide Price £570,000 – £600,000

**MANSELL
McTAGGART**
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35 Osprey Drive

Uckfield

An exceptional double fronted four bedroom 2 bath/shower room detached family home occupying a pleasant corner plot with a double width driveway and integral garage forming part of this popular Harland's development close to the primary school and playing fields.

This stunning home has been significantly improved over the years, beautifully decorated and presented with most rooms enjoying a double aspect. The ground floor accommodation is wonderfully arranged for entertaining with an impressive 27'2 x 13'3 kitchen/dining/family room fitted with handleless white gloss units, built-in five ring stainless steel gas hob, tiled flooring with underfloor heating and French doors leading to the rear garden.

The accommodation extends to 1435.69 sq comprising in brief on the ground floor; an entrance hallway with cloakroom, kitchen/dining/family room with built-in high level oven and grill, integrated dishwasher, a useful utility area and personal door into the 17'5 x 8'4 integral garage. A double aspect sitting room with an attractive bay window and bespoke built-in media and display cabinet.





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From the entrance hallway a staircase rises to the first floor which provides a master bedroom with en-suite shower room comprising a walk-in double width shower cubicle, three further good sized bedrooms and a re-fitted modern family bathroom with double ended bath and built-in power shower.

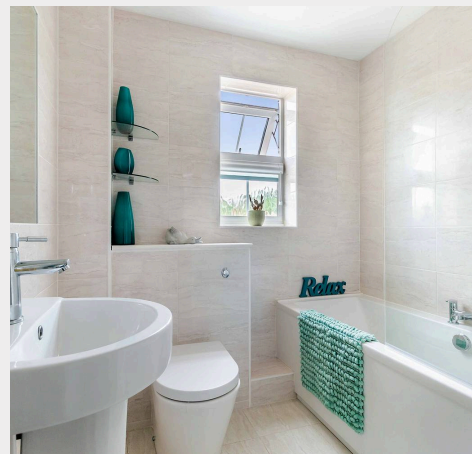
Outside the front of the property is approached by a paved path with a double width driveway to one side which in turn leads to the integral garage benefitting from an electric car charging point.

The rear gardens are a particular feature having been re-landscaped with a sandstone seating terrace immediately adjoining the rear of the property with the remainder of the gardens laid to level lawn, enclosed by an attractive brick wall.

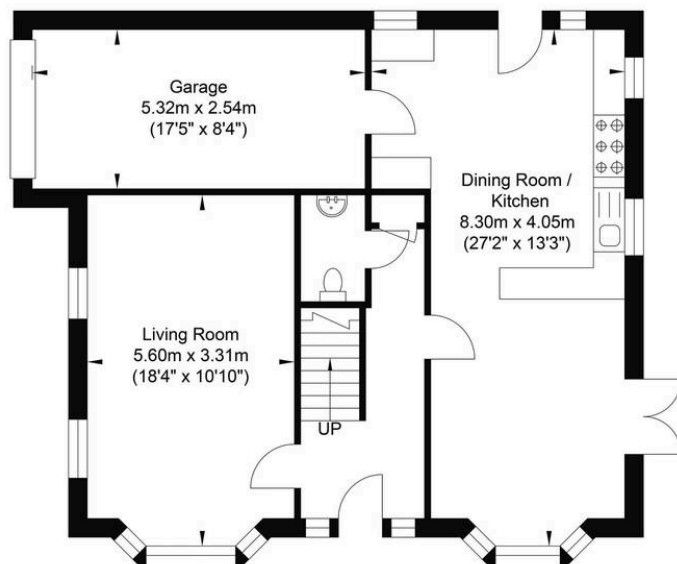
EPC band: C

Council Tax band: E

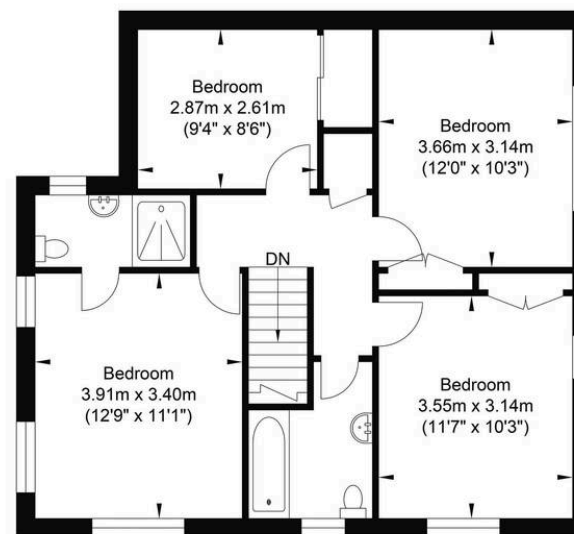
Tenure: Freehold



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Ground Floor
Approximate Floor Area
761.11 sq ft
(70.71 sq m)



First Floor
Approximate Floor Area
674.57 sq ft
(62.67 sq m)

Approximate Gross Internal Area = 133.38 sq m / 1435.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Mansell McTaggart Uckfield

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