



OAKFIELD



Bay Tree Close, Heathfield, TN21 8YG

Price Guide £485,000



# Bay Tree Close, Heathfield, TN21 8YG

Guide Price - £485,000-£515,000

This stunning detached family home is peacefully positioned on the edge of the popular town of Heathfield, tucked away within a pleasant cul-de-sac close to a beautiful nature reserve. Surrounded by Areas of Outstanding Natural Beauty, woodland, and scenic walking routes, the location offers a wonderful balance of tranquillity and convenience. Highly regarded local schools, including an Ofsted Outstanding primary school and community college, along with Heathfield High Street and its range of shops, are all within easy walking distance.

The ground floor accommodation is accessed via a welcoming entrance hallway, with a downstairs cloakroom, a useful under-stairs storage cupboard, and excellent natural flow throughout. The spacious sitting room features a large bay window and a gas fireplace, creating a warm and inviting space to relax. The generous kitchen is fitted with a range of matching wall and base units and includes a breakfast bar, while the separate dining room is accessed via double doors from the sitting room, providing an ideal layout for family living and entertaining. Sliding doors from the dining room open onto the private rear garden. The property also benefits from Trooli superfast broadband, ideal for modern home working.

On the first floor, there are two well-proportioned double bedrooms, one of which includes built-in wardrobes. The principal bedroom further benefits from an en-suite bathroom. Two additional bedrooms are served by a modern family bathroom, offering flexible accommodation for growing families.

Outside, the private rear garden enjoys a high degree of seclusion, bordered by mature hedging. Thoughtfully landscaped, it features a patio seating area immediately to the rear of the property, an 8 x 6 garden shed set on a hard standing, and a rear gate providing direct access to the pathway beyond. This pathway leads to Parkside Community Primary School, which is just a two-minute walk away.





### Living Room

15'10" x 11'2" (4.83m x 3.40m)

### Dining Room

11'2" x 8'8" (3.40m x 2.64m)

### Kitchen

15'11" x 10'5" (4.85m x 3.18m)

### WC

### Garage

17'0" x 8'0" (5.18m x 2.44m)

### Bedroom

11'8" x 9'0" (3.56m x 2.74m)

### Bedroom

17'3" x 9'1" (5.26m x 2.77m)

### Bedroom

11'0" x 7'3" (3.35m x 2.21m)

### Bedroom

10'10" x 9'0" (3.30m x 2.74m)

### Bathroom

### Ensuite

Council Tax Band E - £3188 Per Annum



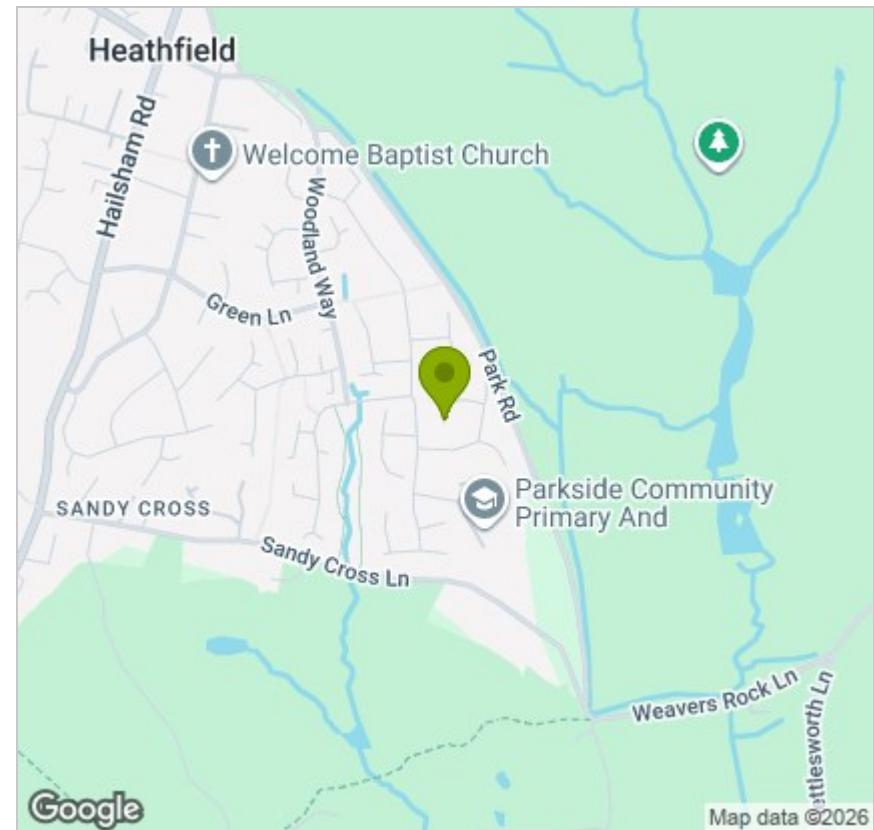
## Floor Plan



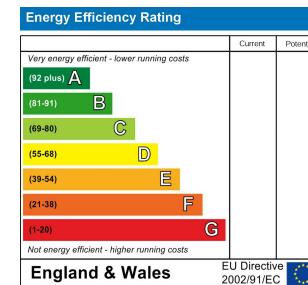
## Viewing

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

## Area Map



## Energy Efficiency Graph



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