

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Old Common Way, Uckfield, TN22 5GG

- ▼ Superb Link-Detached House
- ▼ 3 Bedrooms, 2 Bathrooms
- ▼ Impressive Conservatory
- ▼ Low Maintenance Garden
- ▼ Garage and Drive
- ▼ Overlooking Duck Pond



EPC RATING

Current:

76 | C

Potential:

87 | B

OIEO £400,000



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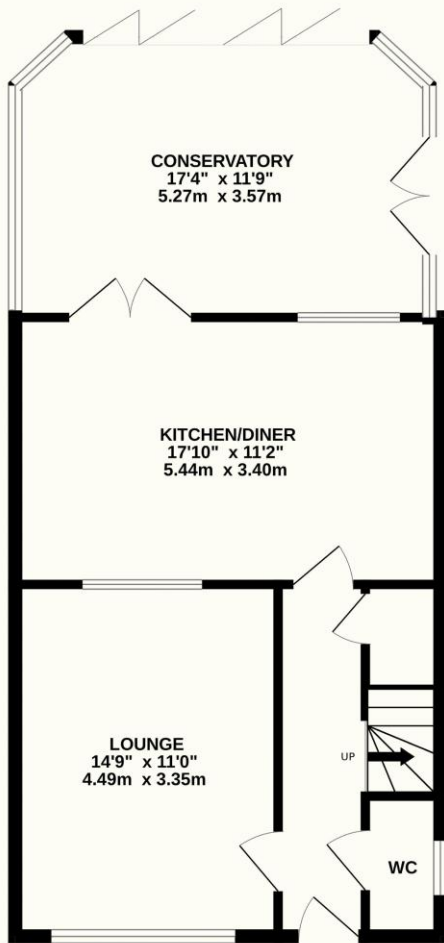
This attractive link-detached property is located in a sought-after position within the popular Fernley Park development, which was built just over ten years ago. It has been a cherished family home with a welcoming atmosphere and well-maintained features throughout. Key highlights include a spacious full-width conservatory, a modern en-suite shower room, and a main bedroom with air conditioning. Upon entering through the entrance hallway, you are greeted with an inviting impression. The property features low-maintenance tiled flooring that continues into the kitchen at the rear, as well as a generously sized downstairs cloakroom. The lounge is fitted with shutters and a high-quality feature fire, and the kitchen/diner offers a comfortable space for daily living. A large feature window between the lounge and kitchen allows plenty of natural light to fill the room, creating a warm and welcoming ambiance. The kitchen includes extra worktop space that serves as a breakfast bar, along with a range of integrated appliances such as a dishwasher, freezer, oven, and gas hob. This area flows seamlessly into the conservatory, which functions as an extension of the living space. Bi-folding doors open to reveal an unspoilt view of the peaceful duckpond, a rare feature on the development that adds to the tranquility of the setting. The garden includes artificial lawn and a wrap-around patio, leading to the rear door of the garage where the combination boiler is located. Upstairs, the accommodation comprises two good-sized double bedrooms and a larger-than-average single bedroom. The en-suite to the main bedroom is well-appointed with a shower and high-quality storage cupboards featuring internal underlighting. The family bathroom is also tastefully finished, complementing the overall quality of the home. Uckfield High Street is within walking distance, offering a variety of shops and restaurants, along with a mainline railway station. There are also several primary schools and parks nearby. This is a beautiful family home that offers comfortable living space and a lovely peaceful setting, making it an ideal choice for prospective buyers.

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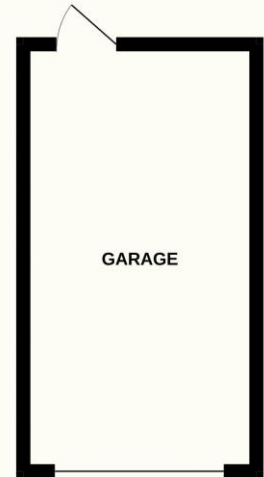
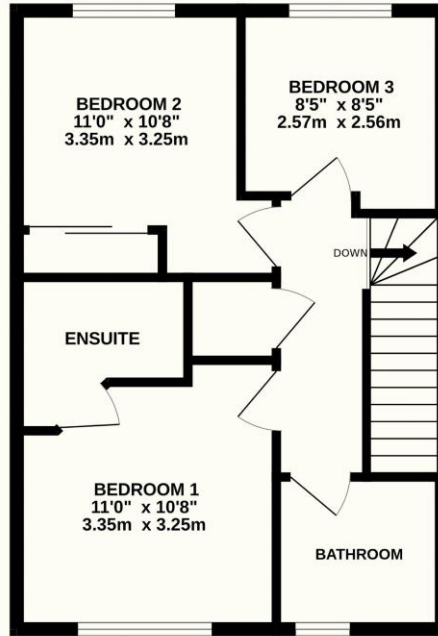




TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: £133.26 quarterly

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