

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Nursery Way, Heathfield, TN21 0UW

- ▼ 4/5 Bedroom Detached
- ▼ Great Sized Garden
- ▼ 3 Reception Rooms
- ▼ Off Road Parking
- ▼ Quiet Cul-De-Sac Location
- ▼ Utility Room



### EPC RATING

Current:

56 | D

Potential:

82 | B

**£475k - £500k**



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Situated in a quiet residential cul-de-sac, this thoughtfully extended & attractive detached family home offers spacious and flexible living accommodation, ideal for modern family life. The ground floor provides three well-proportioned reception rooms, including a generous sitting room measuring over 20ft with a gorgeous log burner, a separate family room, and a versatile reception room/study, perfect for home working or play space. A well-appointed kitchen sits at the heart of the home, complemented by a useful utility room and a convenient ground floor cloakroom. The layout offers excellent flexibility to suit a variety of family needs. Upstairs, there are four bedrooms, including a generous principal bedroom, a further comfortable double, and two good-sized further bedrooms. A family bathroom serves the first floor. Externally, the property benefits from a generous driveway providing ample off-road parking. The rear garden is a fantastic size, featuring a patio area ideal for outdoor entertaining and a well-maintained lawn, perfect for children and pets. There is also hardstanding with power supply, ideal for a garden office, studio, or additional outdoor workspace. Conveniently located less than a 10-minute walk to the High Street and Primary School, and approximately 15 minutes from mainline stations, the home offers excellent access to local amenities and transport links while enjoying a peaceful setting. A superb opportunity to acquire a well-balanced family home in a sought-after location.

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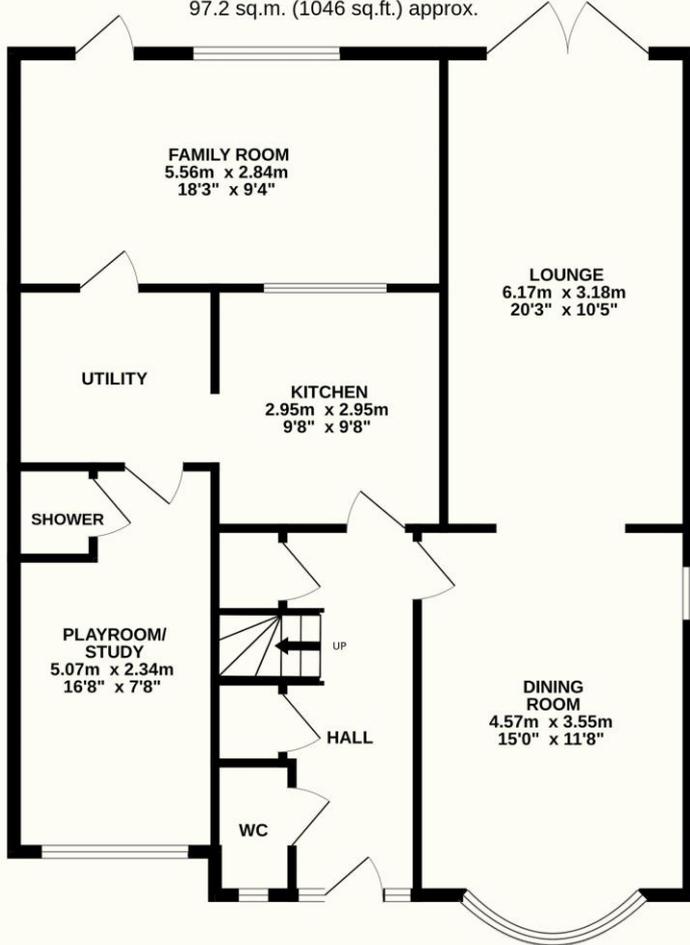
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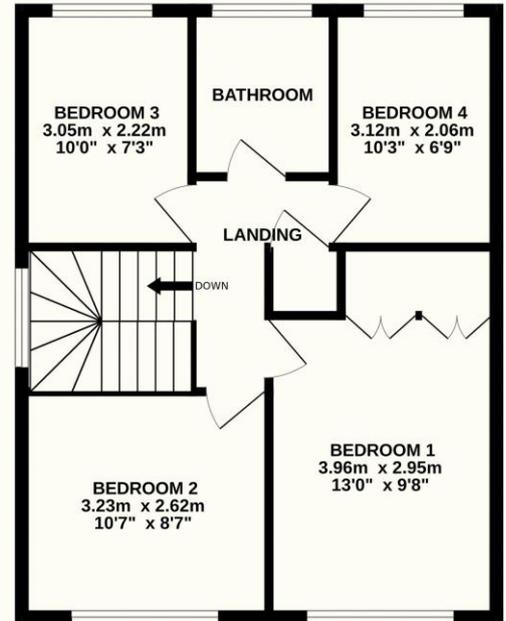
GROUND FLOOR  
97.2 sq.m. (1046 sq.ft.) approx.



TOTAL FLOOR AREA : 146.7 sq.m. (1579 sq.ft.) 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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1ST FLOOR  
49.5 sq.m. (533 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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