



OAKFIELD



Ridgeway Close, Heathfield, TN21 8NS

Price Guide £450,000



## Ridgeway Close, Heathfield, TN21 8NS

Guide Price £450,000-£475,000

This beautifully presented four-bedroom detached family home offers spacious and well-maintained accommodation, making it an ideal choice for modern family living.

The property benefits from a double driveway with an electric vehicle charging point and has been enhanced with newly fitted windows throughout, providing improved energy efficiency and a fresh, contemporary feel.

Inside, the welcoming entrance hall leads to a convenient cloakroom and a generous kitchen with a side access door. The spacious lounge/diner is a standout feature of the home, offering an excellent space for relaxing and entertaining, with french doors opening onto the rear garden and framing delightful views across open fields and mature trees.

The garage has been thoughtfully semi-converted to create a practical utility room, while still retaining useful storage space. It also offers excellent potential to be fully converted into an additional reception room, home office or playroom, subject to the necessary planning permissions and building regulations.

Upstairs, there are four well-proportioned bedrooms, providing ample space for growing families, home working or guest accommodation, together with the family bathroom.

Outside, the rear garden is designed for both enjoyment and practicality, featuring a decked seating area ideal for outdoor dining, a patio area and the remainder laid to lawn. A cabin in the garden provides excellent additional storage or work from home office, while the fabulous open views across fields and mature trees create a peaceful and picturesque backdrop.

Combining generous living accommodation, modern improvements, versatile space and stunning countryside views, this attractive detached home offers everything needed for comfortable family living.





**Sitting Room**

17'2 x 11'11 (5.23m x 3.63m)

**Dining Room**

9'11 x 9'11 (3.02m x 3.02m)

**Kitchen**

14'1 x 10'1 (4.29m x 3.07m)

**WC**

**Bedroom One**

13'11 x 11'7 (4.24m x 3.53m)

**Bedroom Two**

13'7 x 11'8 (4.14m x 3.56m)

**Bedroom Three**

10'0 x 8'5 (3.05m x 2.57m)

**Bedroom Four**

12'3 x 10'6 (3.73m x 3.20m)

**Bathroom**

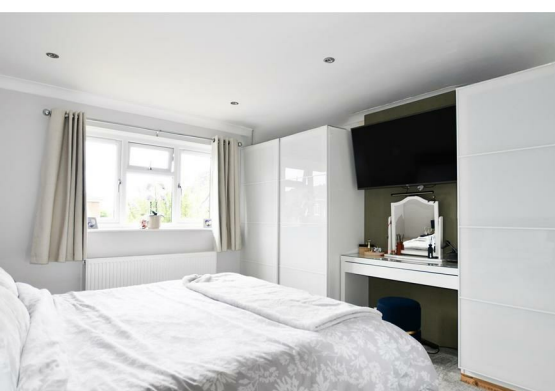
**Studio**

15'0 x 5'11 (4.57m x 1.80m)

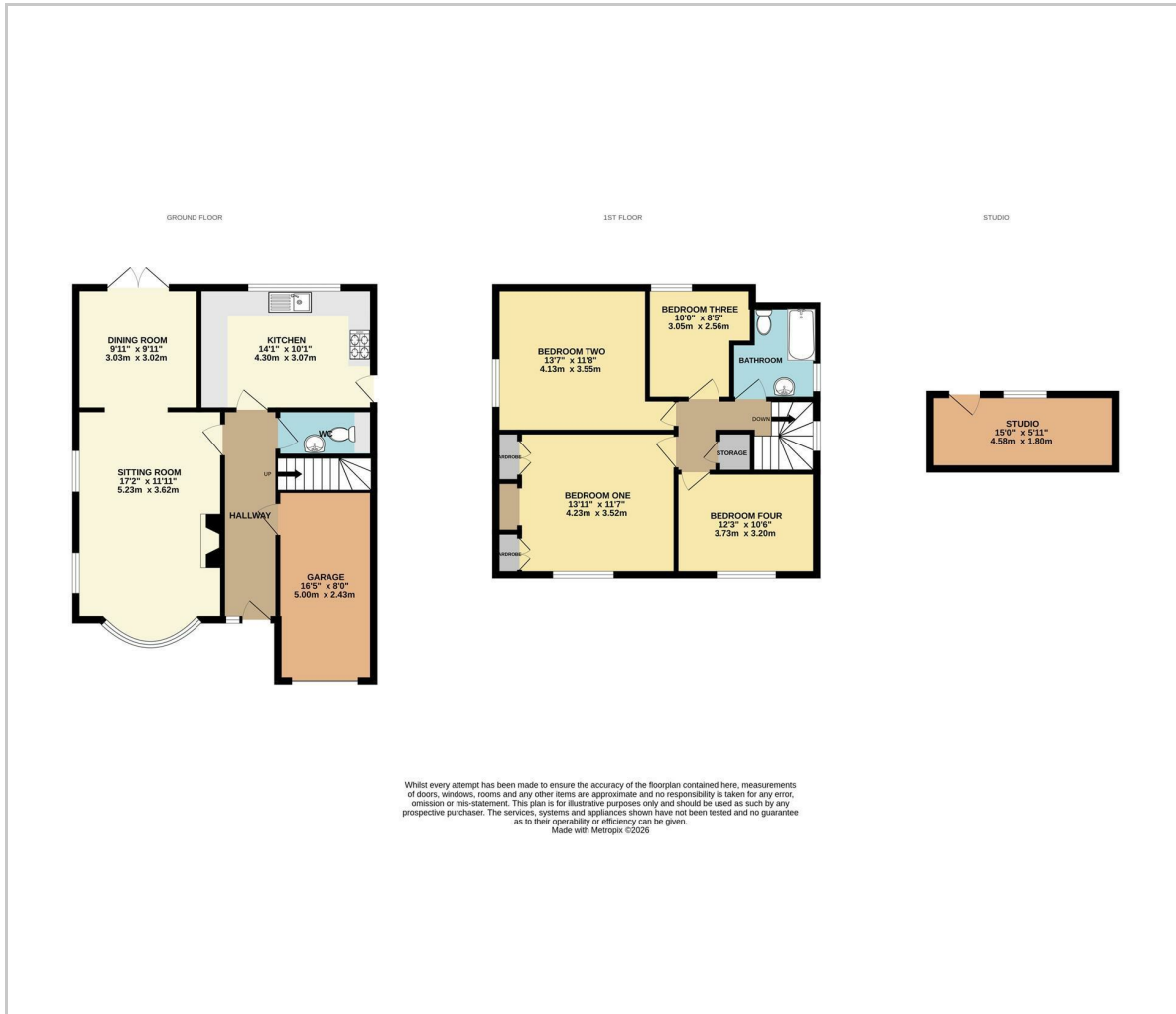
**Garage**

16'5 x 8'0 (5.00m x 2.44m)

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



## Floor Plan

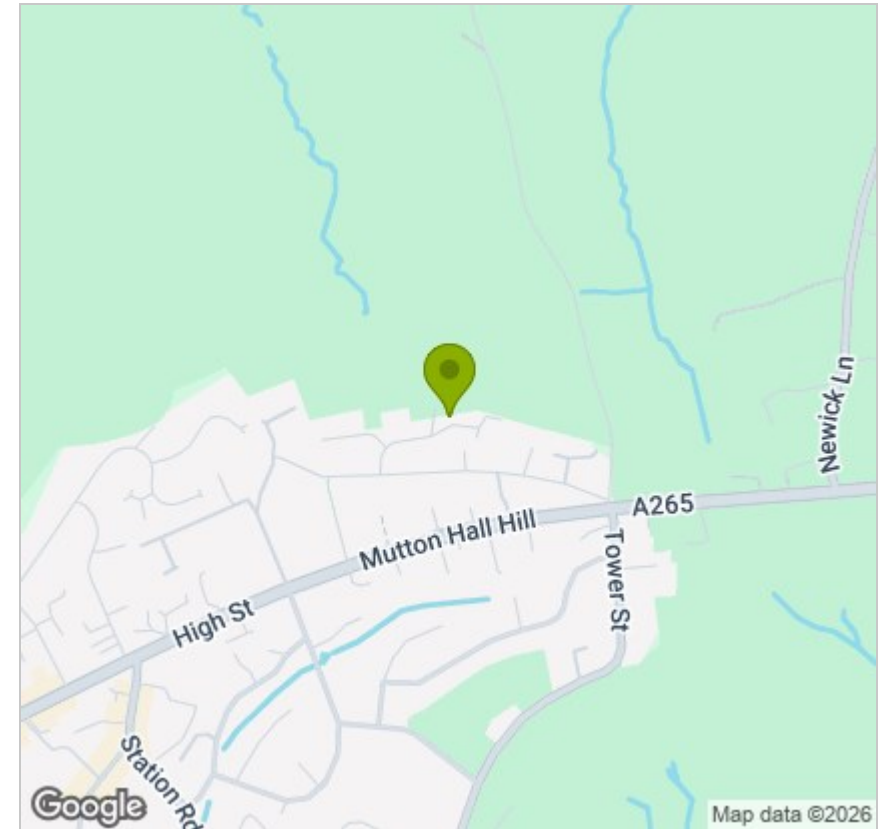


## Viewing

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

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## Area Map



## Energy Efficiency Graph

