



THE MALLARDS
CROWBOROUGH - £675,000



1 The Mallards

Crowborough TN6 3TF

**Entrance Hall - Downstairs Cloakroom - Sitting Room
Study - Kitchen/Dining Room - Utility Room - Master
Bedroom With En Suite Shower Room - Three Further
Bedrooms - Family Bathroom - Detached Garage - Off
Road Parking - Landscaped Walled Rear Garden
Balance of NHBC Warranty**

Unexpectedly on the market is this nearly new and nicely presented detached family home that offers a bright and airy feel and set within an exclusive new development on the fringes of a 70 acre Country Park. The accommodation comprises of an entrance hall, downstairs cloakroom, sitting room, study and a contemporary kitchen/dining room with utility. To the first floor is a master bedroom with en suite shower room and three further bedrooms that are served by a modern family bathroom. Externally to the front is a landscaped garden with a driveway leading to a garage and to the rear is a most attractive walled garden with patio. This well appointed family home has been built to a high standard with great attention to detail, that offers flexible living for the modern family.

The accommodation with approximate dimensions, Amtico flooring, fitted carpets and double glazing is as follows:

OPEN PORCH:

Exterior lighting leads to a composite double glazed door which provides access into:

ENTRANCE HALL:

Radiator with wall mounted heating thermostat, wall mounted security alarm, large built-in wardrobe with hanging rail and shelving, and range of doors into:

DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin with mixer tap, wall mounted glass mirror, tiled walling, recessed LED spot lighting, extractor fan and obscured window to front.

SITTING ROOM:

Fitted carpet, two radiators, tv point, bay window to side and French doors leading out to the rear garden.

PLAY ROOM/STUDY:

Radiator, recessed LED spot lighting and dual aspect with windows to front and side.



KITCHEN/DINING ROOM:

A modern and contemporary designed kitchen by Paula Rosa comprising a range of high and low level units with under unit lighting, quartz worktops and one and half bowl stainless steel sink with swan mixer tap. Integrated appliances include a dishwasher, 5-ring gas hob with extractor fan, two ovens with one incorporating a microwave, fridge/freezer and glass fronted wine cooler. window to rear, recessed LED spot lighting, smoke alarm. ample space for dining table and chairs, radiators, recessed LED spot lighting, windows to front, rear and side, and door into:

UTILITY ROOM:

Low level units with roll top work surface, stainless steel sink with swan mixer tap, space for washing machine, further space for tumble dryer, Ideal Logic wall mounted boiler, radiator, recessed LED spot lighting extractor fan and door to rear garden.

FIRST FLOOR LANDING:

Large airing cupboard housing hot water tank with slatted shelving, loft hatch, fitted carpet, radiator and window to rear.

MASTER BEDROOM:

Part mirrored triple wardrobe with hanging rail and shelving, fitted carpet, radiator, window to front, and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower enclosure with Hans Grohe shower, low level Roca wc, Roca pedestal wash hand basin with mixer tap set into vanity unit with shelving and large glass mirror, tiled flooring, ladder style heated towel rail, recessed LED spot lighting and extractor fan.

BEDROOM:

Fitted carpet, radiator and window to rear.

BEDROOM:

Part mirrored double wardrobe with hanging rail and shelving, fitted carpet, radiator and dual aspect with windows to side and rear.

BEDROOM:

Part mirrored double wardrobe with hanging rail and shelving, fitted carpet, radiator and dual aspect with windows to front and side.

FAMILY BATHROOM:

Roca bath with Hans Grohe mixer tap and hand held shower attachment, separate fully tiled shower enclosure with Hans Grohe shower, low level wc, Roca pedestal wash hand basin with mixer tap set into vanity unit with shelving and mirror above, tiled flooring, part tiled walling, recessed LED spot lights, extractor fan and obscured window to front.

OUTSIDE:

The gardens are predominately laid to lawn with areas of planting and flower beds along with brick paved driveway with off road parking for numerous vehicles. In addition is a separate vaulted garage with up/over door, concrete floor, electric consumer unit and strip lighting. Wooden gate provides access to the rear garden.



To the rear is an attractive walled garden that enjoys an expanse of lawn, a paved patio ideal for outside entertaining and exterior lighting and water tap.

SITUATION:

The Nightingales Development sits on the edge of a 70 acre Country Park, a nature reserve, with walkways, to enjoy on your doorstep with the town itself providing an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A.A. Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

AGENTS NOTE:

In view of the restrictions imposed by the Government in relation to Coronavirus, we have produced a virtual viewing of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual viewing and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



House Approx. Gross Internal Area 1664 sq. ft / 154.6 sq. m
Garage Approx. Internal Area 239 sq. ft / 22.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.