



BAY TREE CLOSE
HEATHFIELD - £500,000



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PILCHER**
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9 Bay Tree Close

Heathfield, TN21 8YG

Entrance Hall - Re-modelled Cloakroom - Living Room - Dining Room - Conservatory - Kitchen/Breakfast Room - Utility Area - Master Bedroom & En-Suite Shower Room - Three Further Bedrooms - Family Bathroom - Garage & Driveway - Front & Rear Gardens - Timber Shed

An imposing four bedroom detached family home situated on a corner plot in a cul-de-sac location on the popular 'Green Lane' development. The property has replacement uPVC double glazed windows, two reception rooms, re-modelled downstairs cloakroom, modern kitchen/breakfast room & utility area, conservatory/garden room, family bathroom plus re-modelled en-suite shower room. Garden with timber shed and single garage with its own driveway to the front providing additional parking.

ENTRANCE HALL:

Storage cupboards. Coved ceiling. Dado rail. Oak flooring. Radiator.

REMODELLED CLOAKROOM:

WC. Vanity unit with wash hand basin and cupboard under with tiled splashback. Leaded light double glazed window. Radiator.

LIVING ROOM:

Leaded light double glazed window. Oak Flooring. Wood Burning Stove. Coved ceiling. Radiator.

DINING ROOM:

Coved ceiling. Oak flooring. Radiator. Double glazed patio doors to:

CONSERVATORY/GARDEN ROOM:

Double glazed windows and doors to garden. Solid ceiling. Tiled floor.



KITCHEN/BREAKFAST ROOM:

Double glazed windows overlooking the garden. Range of oak effect wall and base cupboards, granite effect worktops with inset stainless steel sink, inset five burner gas hob with oven under and stainless steel extractor hood above. Tiled effect splashback. Tiled floor. Breakfast bar. Open to:

UTILITY AREA:

Tiled floor. Wall and base cupboards, granite effect worktops. Space for washing machine and fridge/freezer, wall mounted gas boiler.

STAIRS TO LANDING:

Airing cupboard housing hot water cylinder. Access to loft with pull down ladder.

BEDROOM ONE:

Leaded light double glazed window. Radiator. Coved ceiling. Two double built-in wardrobes.

EN-SUITE SHOWER ROOM:

Leaded light double glazed window. Large shower cubicle with thermostatic shower. WC. Pedestal wash basin. Tiled floor. Part tiled walls. Chrome heated towel rail. Radiator.

BEDROOM TWO:

Leaded light double glazed window. Radiator. Built-in storage cupboard.

BEDROOM THREE:

Double glazed window overlooking garden. Radiator. Coved ceiling. Wood effect flooring.

BEDROOM FOUR:

Double glazed window overlooking garden. Radiator. Coved ceiling.

FAMILY BATHROOM:

Part tiled walls. Tiled enclosed bath, WC, pedestal wash hand basin. Double glazed window. Tiled floor. Radiator.



OUTSIDE:

Large front garden mainly laid to lawn. The rear garden features a paved patio area, timber shed, timber decked area and lawn. The garage is approached via its own driveway with up and over door, power and light.

SITUATION:

Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 & 35 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01435 862211

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 contained. 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

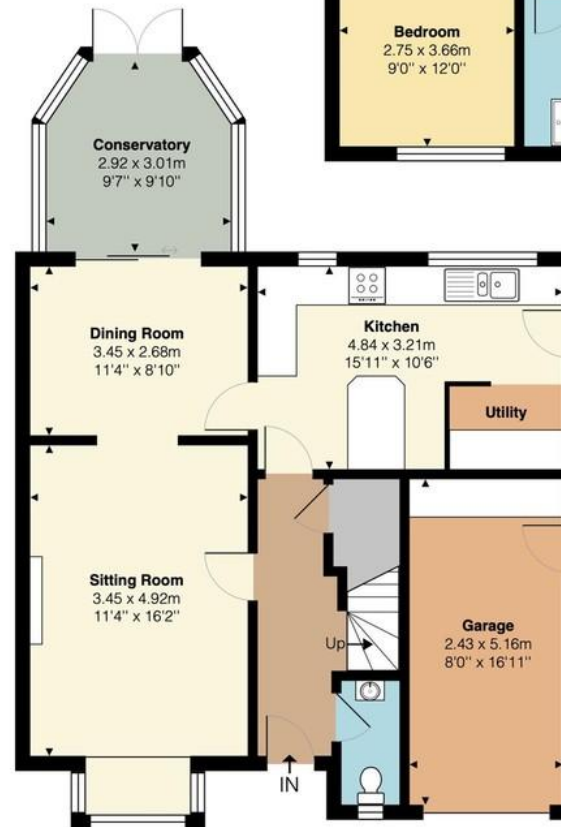


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

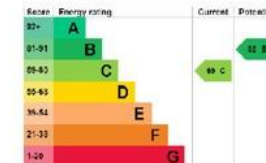
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



First Floor
Approx Internal Area
690 sq ft (78.6 sq m)



Ground Floor
Approx Internal Area
846 sq ft (78.6 sq m)
(Including Garage)



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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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