



STRAIGHT HALF MILE
MARESFIELD - £799,000



Cresta

Straight Half Mile, Maresfield
Uckfield TN22 2HH

**Entrance Hall - Sitting Room - Kitchen/Diner
Conservatory - Study - Utility Room - Four Double
Bedrooms - Two En Suites - Family Bathroom - WC - Large
Level Rear Garden - Front Garden with Ample Off Road
Parking - Carport**

Set back from the road and situated within approximately half an acre is this extended detached bungalow providing substantial and adaptable accommodation. The well appointed accommodation comprises a large sitting room, well designed kitchen for entertaining, a study ideal for home working and a conservatory with direct access out to the rear garden. From the two separate hallways are access to the four double bedrooms, two en suites, modern family bathroom serving the remaining bedrooms and a separate wc and utility room. Externally is a generous front garden with paved patio area, parking for many vehicles and a carport. The family friendly rear garden enjoys a large paved patio spanning the width of the property and a wooden pergola leads to a generous expanse of lawn. In our opinion this extensive home offers easy living for the whole family; multi-generational included.

COVERED ENTRANCE PORCH:

Exterior lighting, cupboard housing consumer unit and obscured front door into:

ENTRANCE HALL:

Oak flooring, radiator and doors to:





SITTING ROOM:

A generous size room featuring a faux fireplace with wood mantel, surround and hearth, oak flooring, radiator with thermostat, inset smoke detector, bay window to front, large sliding patio doors out to front patio area and double timber doors open into:

KITCHEN/DINER:

Range of wall and base units with worktops and upstands over, 4-ring gas hob with extractor fan over, eye level Bosch twin ovens, space for dishwasher, space for fridge/freezer, LED spot lighting, smoke detector, radiator and internal window into Conservatory.

CONSERVATORY:

Dwarf wall construction with lantern style ceiling, fan, lighting and double doors leading out to patio area.

INNER HALLWAY:

Loft hatch with dropdown ladder to large part boarded attic, airing cupboard with slatted shelving and housing Worcester Bosch boiler and doors into:

STUDY:

Radiator, telephone point, carpet as fitted and window to front.

BEDROOM:

Radiator, carpet as fitted, ceiling fan with light, smoke detector, tv/satellite points and bay window to front.

BEDROOM:

Radiator, carpet as fitted, smoke detector and window to rear.

FAMILY BATHROOM:

White suite comprising a panelled bath with tiled surround, swan neck mixer tap and shower attachment over, dual flush low level wc, tiled shower cubicle with integrated shower, vanity wash hand basin with cupboard beneath, chrome heated towel rail, vinyl flooring, inset LED lighting, extractor fan and obscured window to rear.

INNER HALLWAY:

Storage cupboard and glass doors opening to side of property.

WC:

Low level wc, pedestal wash hand basin with mixer tap, chrome heated towel rail, tiled surrounds, vinyl flooring and obscured window to front.

UTILITY ROOM:

Two wall units, base unit with stainless steel sink, space for washing machine and tumble dryer, extractor fan, smoke detector, coats hanging area, radiator and window to front.

BEDROOM:

Radiator, carpet as fitted, telephone point, window to front and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with inset electric Triton shower, vanity wash hand basin with storage beneath, wc, chrome heated towel rail, extractor fan, vinyl flooring and obscured window to side.

BEDROOM:

Oak flooring, tracking equipment, large doors to rear patio and double doors into:

LARGE EN SUITE WETROOM:

Raised bath with built in shower, wc, tracking equipment, radiator, tiled surrounds and window to side.

OUTSIDE FRONT:

A large area of garden principally laid to lawn with tarmac driveway providing off road parking, further area of driveway with covered car port with polycarbonate roof, paved patio area and side access via timber gate.

OUTSIDE REAR:

Offering a good deal of privacy and immediately adjacent to the property is a sizeable paved patio that leads through a wooden pergola to a generous and level expanse of lawn. To the rear of the garden is a metal garden shed, large timber shed and all of which being enclosed by fence and hedge boundaries.



SITUATION:

Maresfield is a sought after village providing local shops, church, public house and a primary school. It is a short drive to the larger town of Uckfield with its range of shopping facilities, schooling for all ages and mainline railway station with commuter links to London. The larger town of Haywards Heath with its larger selection of shops and amenities is approximately 11 miles away.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.





Approx. Gross Internal Area 2090 ft² ... 194.2 m²

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.

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.

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