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PILCHER**

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- Semi-Detached House
- 3 Bedrooms
- Shaker Style Kitchen
- Pretty Rear Garden
- Allocated Parking Space
- Energy Efficiency Rating: D

Wolfe Close, Crowborough

£375,000

woodandpilcher.co.uk



6 Wolfe Close, Crowborough, East Sussex, TN6 2PF

An extremely well presented semi-detached family home set in a popular cul-de-sac location with good access to local amenities and a allocated parking space. The accommodation comprises an entrance porch, hallway, a sitting/dining room with direct access out to the rear garden and a shaker style kitchen with integrated oven and hob. To the first floor are three bedrooms, one with the benefit of fitted wardrobes, and a family bathroom. Externally to the front is an area of garden and to the rear is a well established garden and patio.

Composite door opens into:

PORCH:

Wood effect laminate flooring, two obscured windows and glazed sliding door into:

ENTRANCE HALL:

Wood effect laminate flooring, open under stairs area for storage, smoke alarm and obscured window with fitted roller blind to side.

SITTING/DINING ROOM:

A bright and airy room with plenty of space for large dining furniture, carpet as fitted, two radiators, window to front and French doors leading out to a patio and garden beyond.

KITCHEN:

A shaker style kitchen fitted with a range of high and low level units incorporating under unit lighting, wood effect roll top work surfaces, tiled splashbacks and a one and half bowl stainless steel sink with swan mixer tap.



Integrated fan assisted oven with 4-ring gas hob and extractor fan above, space for washing machine, further space for a fridge/freezer, high level cabinet housing a wall mounted Worcester Bosch combi boiler, wood effect laminate flooring, window with fitted roller blind overlooking rear garden and obscured glazed door providing side access.

FIRST FLOOR LANDING:

Hatch to part boarded loft, storage cupboard with wooden slatted shelving, carpet as fitted and a smoke alarm.

MAIN BEDROOM:

Fitted wardrobe with hanging rail and shelving, carpet as fitted, radiator and window to front.

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to front.

FAMILY BATHROOM:

Panelled bath with mixer tap, shower over and screen, low level wc, sink with mixer tap set in to a vanity unit with storage cupboard, fitted cupboard with shelving, wall mounted heated towel rail, tiled flooring, part tiled walling and obscured window to rear with fitted blind.

OUTSIDE FRONT:

Path to the main entrance with the remainder of the garden being principally laid to lawn with a wooden gate providing side access.

Allocated Parking Space.

OUTSIDE REAR:

The garden benefits from a paved patio with a good expanse of lawn and an array of flower bed borders. A walkway leads to the rear of the garden featuring a further paved patio and wooden shed. The garden is enclosed by wooden fencing.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events.

TENURE:

Freehold

COUNCIL TAX BAND:

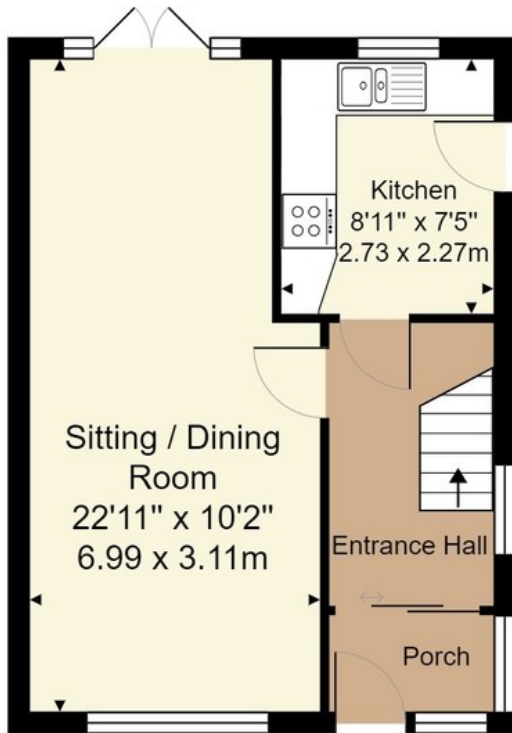
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VIEWING:

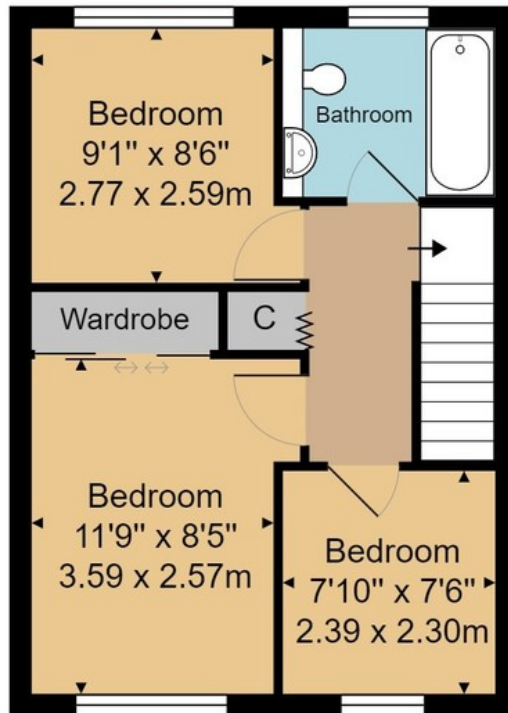
By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 756 ft² ... 70.2 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.

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