



BARNETT WAY

UCKFIELD – GUIDE PRICE £450,000 - £460,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

1 Barnett Way

Uckfield, TN22 1XH

Covered Entrance Porch - Entrance Hall - Cloakroom - Sitting Room - Dining Room - Modern Kitchen With Integrated Appliances - First Floor Landing - Bedroom One With En-Suite Shower Room - 2 Further Bedrooms - Bathroom - Driveway Providing Off Road Parking & Single Garage - Good Size Rear Garden

A bright and spacious modern 3 bedroom detached property situated in this quiet cul-de-sac position with the benefit of double glazing throughout, modern kitchen and bathroom suites, off road parking, detached single garage and a level enclosed rear garden. Viewing is recommended to appreciate all that the property has to offer.

COVERED ENTRANCE PORCH:

Quarry tiled step and uPVC double glazed front door into:

ENTRANCE HALL:

Timber effect flooring. Door to useful storage cupboard. Radiator. Further doors to:

CLOAKROOM:

Obscure uPVC double glazed window to front. Fitted with a modern white suite with chrome effect fittings comprising low level WC and wash basin with mixer tap set into a vanity unit. Ceramic tiled flooring. Half height tiling to walls incorporating decorative mosaic dado effect. Chrome effect heated ladder style towel rail.

SITTING ROOM:

uPVC double glazed bay window to front. Fireplace with real flame coal effect gas fire. Timber effect flooring. Radiators. Archway into:

DINING ROOM:

uPVC double glazed patio doors giving access to the rear patio terrace. Timber effect flooring. Radiator.



KITCHEN:

uPVC double glazed windows to rear and door to side access. Having been recently refitted to a high standard with range of marble effect roll top work surfaces incorporating inset one and a half bowl stainless steel sink and scored drainer aside. Integrated appliances to include 5 ring Lamona ceramic hob with stainless steel brush fronted oven and grill below, additional microwave oven above, integrated fridge, integrated freezer, washing machine and slimline dishwasher. Range of cupboard and drawer units below and over. Cupboard housing 'Baxi' gas fired central heating boiler with adjoining control panel. Recessed ceiling downlighters. Radiator.

FIRST FLOOR LANDING:

Door to airing cupboard housing slatted shelving and hot water tank. Access to loft space. Doors to:

BEDROOM ONE:

uPVC double glazed window to front. Twin double fitted wardrobe cupboards. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Obscure uPVC double glazed window to front. Fitted with a modern suite with chrome effect fittings comprising wash basin inset into vanity unit with mixer tap over, low level WC and enclosed shower cubicle being tiled around. Chrome effect heated ladder style towel rail. Ceramic tiled flooring. Recessed ceiling downlighters.

BEDROOM TWO:

uPVC double glazed window to rear. Fitted bedroom furniture incorporating wardrobe cupboards and bedside cabinets. Radiator.

BEDROOM THREE:

uPVC double glazed window to rear. Radiator.

BATHROOM:

Obscure uPVC double glazed window to side. Fitted with a modern suite with chrome effect fittings comprising low level WC, wash basin inset into vanity unit, panelled bath with mixer tap incorporating shower attachment over. Localised tiling and ceramic tiled flooring. Chrome effect heated ladder style towel rail.



OUTSIDE:

The FRONT of the property benefits from an open plan area of lawn with a DRIVEWAY providing off road parking and giving access to a detached single GARAGE with up and over door and personal door to side. Gated access allows entry into the REAR garden which is of a good size with patio terracing, garden shed and areas of lawn all being fence and hedge enclosed.

SITUATION:

The property is situated in Uckfield with its mainline Railway Station providing services to London, a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The South coast is accessible within a 30 minute drive and the Ashdown Forest is a short drive to the North. The area is well served for schooling and recreational facilities such as the East Sussex National Golf Course Hotel and Spa.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

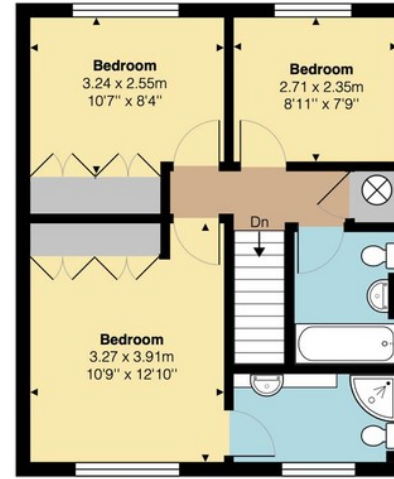
By appointment with Wood & Pilcher 01435 862211

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.

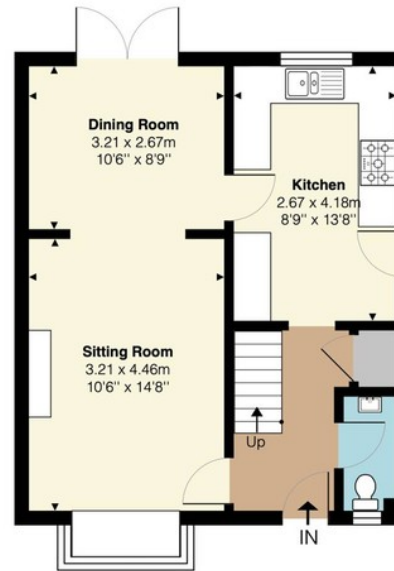


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

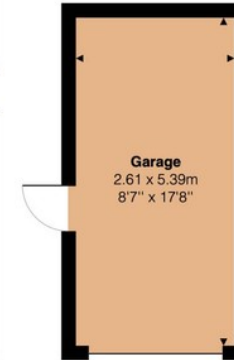
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



First Floor Approx 475 sq ft (44.1 sq m)



Ground Floor Approx 475 sq ft (44.1 sq m)



Garage Approx
151 sq ft (14.1 sq m)
(Not Shown In Correct
Location / Orientation)

1 Barnett Way, Uckfield, TN22 1XH

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.

©Listed Building Surveys Ltd