

# 17 Nursery Way

Heathfield, TN21 0UW

Reception Hall - Bathroom - Stairs to Lower Level Landing - Four Bedrooms (Master with En-suite Shower Room) - Stairs to Upper Level Landing - Cloakroom - Sitting Room - Dining Room - Balcony Overlooking Field and Woodland - Spacious Kitchen - Single Garage and Driveway - Lawned Garden backing onto Field and Woodland.

A well proportioned four bedroom 'upside down' house with the first floor enjoying a beautiful outlook across the garden and field/woodland beyond. The accommodation features a family bathroom plus en-suite shower room, cloakroom, two reception rooms and a modern kitchen and first floor balcony as a tranquil area to enjoy the outlook across the field to the rear. The rear garden is mainlylaid to lawn and parking is provided by the single gara ge and driveway to the front. The property is situated in a cul-de-sac location about half a mile from Heathfield town centre.

### **RECEPTION HALL:**

Double glazed front door and side window, door to single garage.

## **BATHROOM:**

Double glazed window, part-tiled walls, tile endosed bath with chrome mixer taps and shower attachment with folding glass showers creen, pedestal wash basin, heated chrome towel rail, tile-effect flooring.

### STAIRS TO LOWER LEVEL LANDING:

Under stairs storage cupboard, radiator, tile-effect flooring, built-in airing cupboard housing the hot water cylinder with slatted shelves above.

#### BEDROOM ONE:

Double glazed windows, radiator, wood-effect flooring, dressing area with double glazed patio doors leading to the rear garden and overlooking the field and woodland beyond, built-in wardrobe/cupboard with mirror fronted sliding doors, further radiator.







### **EN-SUITE SHOWER ROOM:**

Double glazed window, shower cubide with the mostatic shower, WC, pedestal wash basin with tiled splashback, heated towel rail, part-tiled walls.

## BEDROOM TWO:

Double glazed window, radiator, wood-effect flooring.

#### **BEDROOM THREE:**

Double glazed window overlooking the garden, field and woodland beyond, radiator, wood-effect flooring.

### **BEDROOM FOUR:**

Double glazed window, wood-effect flooring, radiator.

### **STAIRS:**

Leading up from reception hall to the first floor landing, double glazed window, tile-effect flooring, access to the loft, built-in storage cupboard.

### CLOAKROOM:

Window, WC, wash basin with tiled splashback, radiator.

### SITTING ROOM:

Double glazed windows, radiator, wood-effect flooring, feature fire surround. Archway leading into:

### **DINING ROOM:**

Radiator, double glazed sliding patio doors leading to a roof terrace / balcony with wroughtiron balustrades overlooking the garden and field/woodland beyond.

#### KITCHEN:

Range of white wood-effect fronted matching wall and base cupboards, granite-effect work tops with twin inset stainless steel sinks, built-in double oven, space for dishwasher, washing machine and upright fridge freezer, radiator, dual aspect with double glazed windows.

### **EXTERNALLY:**

A drivea way leads to the single garage with up and over door, personal door to the rear and wall mounted gas fired boiler. The rear garden is mainly laid to lawn with a paved patio area, shrubs and trees backing onto fields and woodland.







### SITUATION:

The property is conveniently located for access to Heathfield with its wide 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 grammars chools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

**TENURE:** 

Freehold

**COUNCIL TAX BAND:** 

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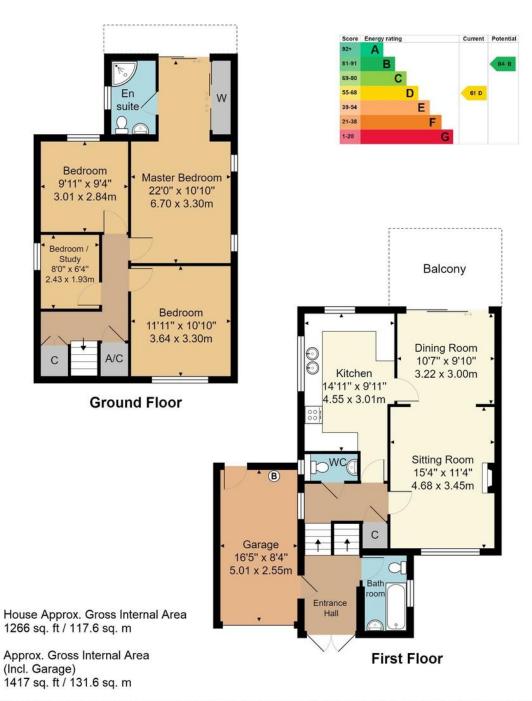
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