



CUCKOO DRIVE  
HEATHFIELD – OFFERS IN THE REGION OF £475,000





# 36 Cuckoo Drive

Heathfield, TN21 8AR

**Entrance Hall - Downstairs Cloakroom - Sitting Room - Open Plan Kitchen/Diner With Bi-Fold Doors To Garden - First Floor Landing - Four Bedrooms - Re-Modelled Family Bathroom Plus En-Suiter Shower Room - Landscaped Garden To Rear & Side - Own Driveway - Single Garage With Electric Roller Door**

An extremely well presented four bedroom detached family home situated at the end of a no through road and positioned just a stones throw from the popular 'Cuckoo Trail' which is popular with walkers and cyclists alike and also provides direct access to Heathfield town centre by foot. The accommodation features an impressive open plan kitchen/diner with modern fitted kitchen and bi-folding doors providing access from the dining area to the well maintained gardens to the side and rear. The family bathroom has been re-modelled and there is an en-suite shower room to the master bedroom. The garage features an electric roller door and is approached via its own driveway providing additional parking.

## **ENTRANCE HALL:**

Part double glazed uPVC front door with stained glass window, double glazed window to the side, wood flooring, radiator.

## **CLOAKROOM:**

WC, corner wash hand basin with tiled splashback, tiled floor. Double glazed window.

## **SITTING ROOM:**

Double glazed windows to the front, radiator, wood flooring, coved ceiling, fitted display shelving. Glazed double doors leading from the hallway and further glazed double doors leading to the kitchen/diner.





**OPEN PLAN KITCHEN/DINER:**

Kitchen Area: Range of modern grey gloss fronted matching wall and base cupboards with composite worktop with inset stainless steel sink. Space for washing machine and dishwasher. Space for Range style cooker with tiled splashback and stainless steel filter hood above. Integrated wine cooler, upright radiator. Open to:

Dining Area: Range of double glazed bi-fold doors, tile effect flooring, upright radiator.

Stairs leading to:

**FIRST FLOOR LANDING:**

Access to the loft, linen cupboard with slatted shelves and storage space.

**BEDROOM 1:**

Double glazed window, radiator. Two double built-in wardrobes.

**EN-SUITE SHOWER ROOM:**

Corner shower cubicle with the mostastic shower featuring a hand held shower and drencher head, vanity unit with stone wash basin and cupboards under, WC. Tiled floor, chrome heated towel rail. Double glazed window.

**BEDROOM 2:**

Double glazed window, radiator. Built-in double wardrobe.

**BEDROOM 3:**

Double glazed window overlooking the rear garden, radiator.

**BEDROOM 4:**

Double glazed window overlooking the rear garden, radiator.

**RE-MODELLED FAMILY BATHROOM:**

White suite comprising a deep free standing bath with temporary taps and hand held shower, WC, vanity unit with wash basin and cupboards under. Tiled floor, chrome heated towel rail. Double glazed window.





### OUTSIDE FRONT:

A driveway leads to the single garage with electric roller door and with power and light.

### OUTSIDE REAR:

The rear garden has been landscaped to provide brickset patio areas, lawn, flower and shrub borders, apple trees, outside tap, side gate.

### 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 grammar schools is only approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

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



Sales, Lettings, Land & New Homes

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

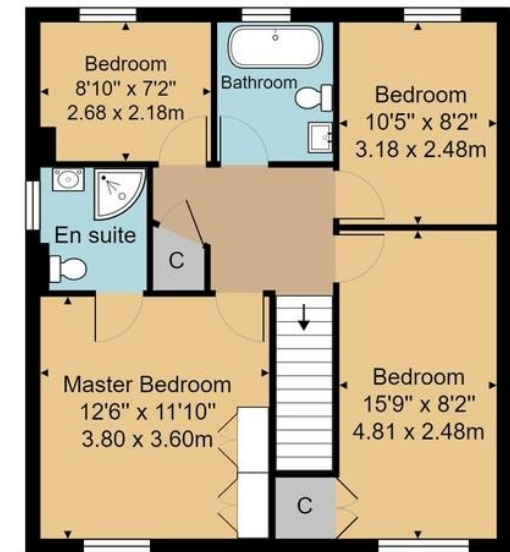
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1325 ft<sup>2</sup> ... 123.1 m<sup>2</sup>  
(Includes Garage)

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.