



THE LAURELS, POOK REED LANE
HEATHFIELD - £485,000



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The Laurels

Pook Reed Lane, Heathfield, TN21 0XR

**Entrance Hall - Cloakroom - Triple Aspect Sitting Room - Kitchen
- Master Bedroom With En-suite Shower Room - Two Further
Bedrooms - Bathroom - Driveway Providing Off-Road Parking -
Enclosed Rear Garden**

Internal viewing is essential to appreciate this brand new 3 bedroom detached property situated in this glorious tucked away location offering an outlook to trees yet within a short distance of Heathfield and its amenities. The property benefits from a cottage-style with double glazed windows throughout and underfloor heating to the ground floor with features to include a fully fitted kitchen with integrated appliances, triple aspect living/dining room with bifold doors to the rear garden, main bedroom with en-suite shower room, two further bedrooms and a bath/shower room. There is a ground floor WC and the property enjoys the benefit of 10 year 'Build Zone' warranty as well as off-road parking to the front and solar panels.

FRONT DOOR:

Timber arched covered entrance porch with outside contemporary light and double glazed panelled door into:

ENTRANCE HALL:

Stairs to first floor landing with cottage-style double glazed sash window to side. Door to useful storage cupboard housing electric meter and solar panel inverter box. Timber-effect flooring with under floor heating and control panel. Contemporary doors with chrome-effect door furniture leading to:

CLOAKROOM:

White low level WC with twin button flush and wash basin with mixer tap over inset into cupboard with splash back above. Wall mounted extractor fan and recessed ceiling downlighters. Timber-effect flooring.

SITTING ROOM:

A triple aspect room with cottage-style double glazed sash windows to either side and bifold double glazed patio doors giving access to the rear terrace and garden beyond. Door to deep storage cupboard with light and housing wall-mounted under floor heating controls. Fitted carpet.



KITCHEN:

Cottage-style double glazed sash window to front. Bespoke fitted kitchen with timber butcher's block-effect worksurfaces with inset one and a half bowl stainless steel sink and drainer with mixer tap over, inset four-ring 'Lamona' gas hob with stainless steel brush fronted extra hood with light above and 'Lamona' stainless steel brush fronted oven/grill below. Integrated appliances to include washer/drier, dishwasher and fridge and freezer. Range of cupboard and drawer base units below worktops and matching wall-mounted units incorporating display shelving and plate rack plus cupboard housing gas-fired Worcester central heating boiler. Localised tiling. Recessed ceiling downlighters and fitted smoke detector. Timber-effect flooring. Wall-mounted under floor heating control.

FIRST FLOOR LANDING:

Part-galleried with cottage-style double glazed sash window to side. Access to roof void. Fitted smoke detector. Door to useful cupboard. Further doors to:

BEDROOM ONE:

Large cottage-style double glazed sash window to rear enjoying an aspect to trees and roof tops. Fitted carpet. Wall mounted central heating control panel. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Obscure cottage-style double glazed sash window to side and fitted with a contemporary white suite comprising low-level WC with twin button flush, wash basin inset into a useful storage cupboard with mixer tap over and walk-in shower cubicle with folding door including a twin headed system and being fully tiled around. Further localised tiling. Timber-effect flooring. Ceiling extractor fan and recessed ceiling downlighters.

BEDROOM TWO:

Cottage-style double glazed sash window to front. Fitted carpet. Radiator.

BEDROOM THREE:

Cottage-style double glazed sash window to rear enjoying an aspect to trees and roof tops. Fitted carpet. Radiator.

BATHROOM:

Obscure cottage-style double glazed sash window to front. Fitted with a contemporary white suite comprising low-level WC with twin button flush, pedestal wash basin with mixer tap over and P-shaped panelled bath with mixer tap over and separate twin headed shower unit with large drencher head. Timber-effect flooring. Localised tiling being fully tiled around bath/shower. Heated chrome-effect ladder-style towel rail. Recessed ceiling downlighters. Ceiling extractor fan. Shavers point.

OUTSIDE:

To the FRONT of the property is a brick paved DRIVEWAY providing off-road parking with timber bark borders containing flowers and shrubs. Outside tap. Pathway to front door and gated access to the right hand side of the property via a paved sandstone pathway to the REAR GARDEN which enjoys an outlook to trees and large sandstone seating terrace with two steps down to an area of lawn being fence and hedge enclosed.



SITUATION:

The property is conveniently located in this tucked away position with 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 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:

To be confirmed.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Rights and Easements - The neighbouring property (2 Thorns Cottages) enjoys access over the driveway to its own property.

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

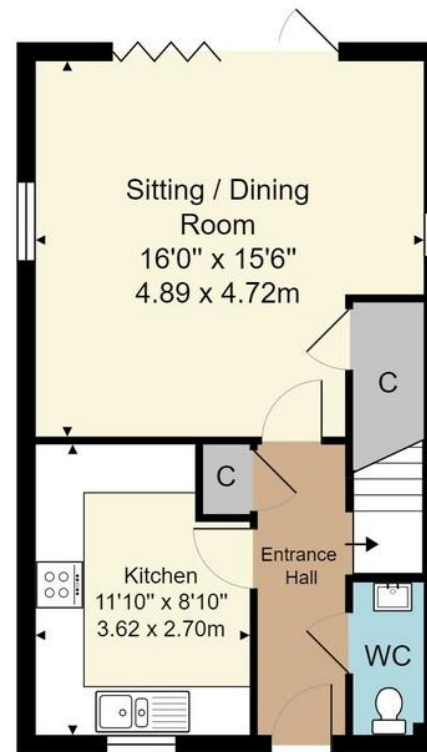


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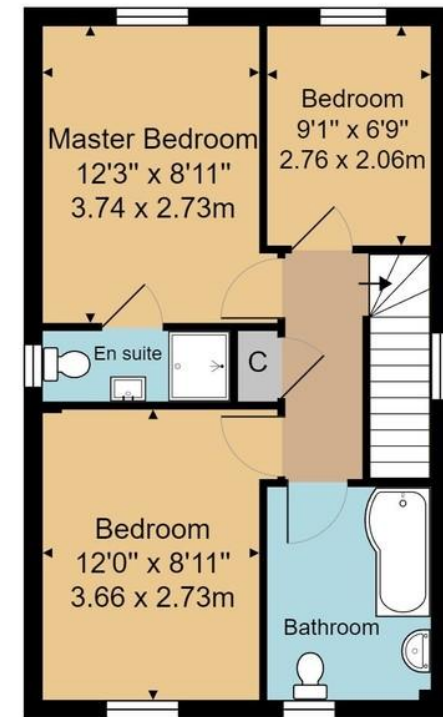
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Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 892 ft² ... 82.9 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.