

DIXON·VINCE

1 Timberley Gardens, Uckfield, East Sussex TN22 5SZ



AN IMMACULATELY PRESENTED, SUBSTANTIAL AND LUXURIOUSLY APPOINTED 4 BEDROOM DETACHED MODERN FAMILY HOME, SITUATED IN A SMALL, PLEASANT RESIDENTIAL CUL DE SAC APPROX. HALF A MILE FROM UCKFIELD TOWN CENTRE AND RAILWAY STATION. EXCLUDED REAR GARDEN, INTEGRAL DOUBLE GARAGE. INTERNAL INSPECTION ESSENTIAL!

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN WITH BREAKFAST AREA, SEPARATE UTILITY, FAMILY BATHROOM, 4 BEDROOMS, MASTER SUITE WITH DRESSING ROOM & EN SUITE SHOWER ROOM, DOUBLE GARAGE, SECLUDED REAR GARDEN.

£545,000

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team

1 Timberley Gardens, Uckfield

SITUATION: Located in Ridgewood on the south side of the town with local primary school. Facilities of Uckfield include a good range of shops, schools, restaurants and including cinema, library, railway station and leisure centre with swimming pool. Haywards Heath is about 15 miles, Tunbridge Wells about 16 miles and Eastbourne approximately 18 miles.

The accommodation is arranged as follows:

Storm Porch with overhead light, secure timber front door with leaded light diffused glazed insets and spy hole to:

ENTRANCE HALL: Tiled floor, radiator, stairs to first floor, central heating thermostat, security alarm.

CLOAKROOM: Tiled floor continued, low level w.c., wall mounted wash hand basin, extractor fan, tiled splash back, wall mounted towel radiator, Halogen ceiling spotlights.

Double Georgian paned doors from Hall to:

SITTING ROOM: Attractive square bay to front with leaded light windows. Minster style, dressed stone fireplace surround, mantel and hearth with inset gas fired real coal effect fire, timber flooring, coving.

Double Georgian paned doors connecting to:

DINING ROOM: Timber flooring continued, large glazed casement doors to rear patio and garden, radiator.

KITCHEN: Aspect to rear garden. Comprehensive range of wall and base units with glazed display unit, integrated fridge and freezer, plumbing and space for dishwasher, eye-level stainless steel oven and grill, ample work surfaces, with ceramic tiled splash backs, inset one and a half bowl stainless steel sink and drainer with mixer tap above, gas hob, work surface, down lighting, Halogen ceiling lights throughout, tiled floors.

Opening to:

BREAKFAST AREA: with radiator, wall TV point, glazed casement doors and window to rear garden, loft access.

SEPARATE UTILITY: Tiled floor continued, door to understairs cupboard, floor cupboard, work surface with tiled splash backs and inset stainless steel sink drainer, plumbing for washing machine, space for a tumble dryer, wall mounted gas central heating boiler, radiator, Halogen ceiling lights on track, door with diffused glazed inset to exterior side of property. Door to:

DOUBLE GARAGE: (integral) with up and over door to front drive, light and power.

Stairs from Hallway to:

FIRST FLOOR GALLERIED LANDING: radiator, access to loft space, airing cupboard with hot water cylinder.

BEDROOM: Aspect to rear. Radiator, fitted wardrobes.

BATHROOM: Windows with diffused glass, panelled bath with mixer tap and shower attachment, half ceramic tiled walls, fully tiled around double separate shower cubicle, low level w.c., pedestal wash hand basin, wall mounted towel radiator, wall light, halogen ceiling lights, extractor fan.

BEDROOM: Aspect to rear. Radiator, fitted wardrobes.

BEDROOM: Aspect to front. Radiator, fitted wardrobes.

MASTER BEDROOM SUITE: Aspect front. Leaded light windows, fitted wardrobes x 2, radiator. Arched recess to:

DRESSING ROOM: with radiator, window with diffused glass.

EN SUITE SHOWER ROOM: Including double shower with fully tiled surround, remaining half tiled, pedestal wash hand basin, low level w.c., radiator, window with diffused glass, extractor fan, Halogen ceiling lights.

OUTSIDE: Tarmacadam drive to front providing off street parking for several vehicles and leading to double garage, remaining front garden open plan, mainly laid to lawn with path to front door.

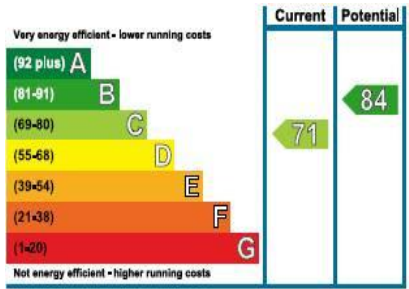
REAR GARDEN: Via side gated entrance and house, patio adjoining house, plus undulating lawn with interspersed mature trees, close boarded fencing to boundary, external patio light, outside tap, power socket.

COUNCIL TAX BAND: F £2,621.24pa (5/16)

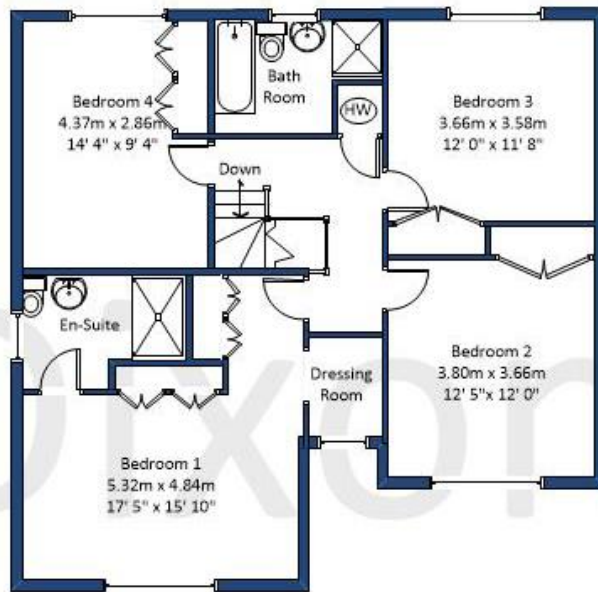
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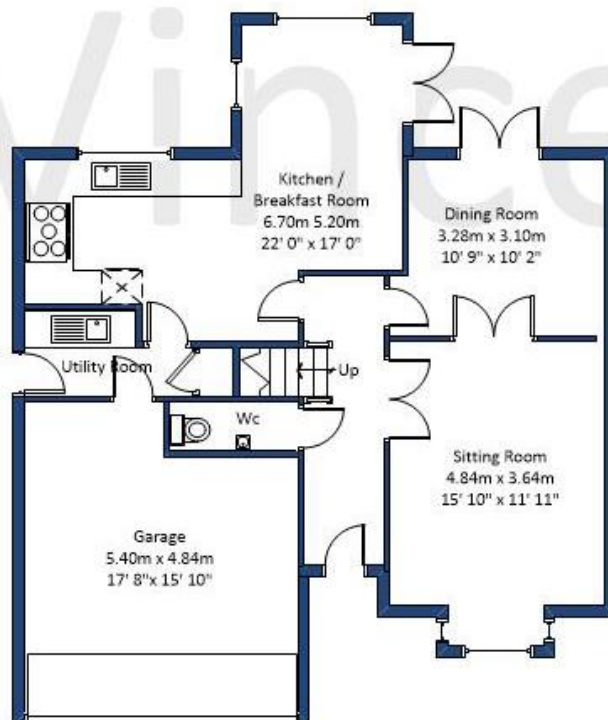




Gross internal floor area approximately 184.9 square metres 1990 square feet)



First Floor



Ground Floor