



37 HART CLOSE,
UCKFIELD, EAST SUSSEX, TN22 2DA

**MANSELL
McTAGGART**
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COVERED ENTRANCE * ENTRANCE HALLWAY * GROUND FLOOR CLOAKROOM * DOUBLE ASPECT KITCHEN/BREAKFAST ROOM * SEPARATE UTILITY ROOM * SEPARATE DINING ROOM WITH BI-FOLD DOOR * DOUBLE ASPECT SITTING ROOM WITH ATTRACTIVE GLASS ENCLOSED GAS FLAME EFFECT FIRE * IMPRESSIVE VAULTED CONSERVATORY * FIRST FLOOR LANDING * TRIPLE ASPECT MASTER BEDROOM WITH DRESSING AREA AND A BEAUTIFULLY FITTED EN-SUITE SHOWER ROOM * FOUR FURTHER BEDROOMS * FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE* SHARED DRIVE * DOUBLE WIDTH DRIVEWAY * INTEGRAL DOUBLE GARAGE * ATTRACTIVE FRONT AND REAR GARDENS

PRICE: £575,000 FREEHOLD

A beautifully improved five bedroom (two bath/shower rooms) detached modern home adjoining the neighbouring nature reserve with a double width drive, integral double garage and impressive conservatory, situated in the ever popular West Park development. This exceptional family home has been significantly improved by the present owners to an exacting standard. The sitting room is a particular feature with an impressive glass enclosed remote controlled gas flame effect fire. In addition the property benefits from fitted window shutters, lavish and elegant bath/shower suites, a 18' x 10'10 vaulted conservatory and having been tastefully decorated throughout are just some to mention. The property comprises in brief on the ground floor: a covered entrance, an entrance hallway, a ground floor cloakroom, a double aspect kitchen/breakfast room with a utility area, double aspect sitting room with a sliding patio door opening in to a vaulted conservatory and a separate dining room with a bi-fold door. From the entrance hallway a staircase rises to the first floor which provides a triple aspect master bedroom with dressing area and a beautifully fitted en-suite shower room, four further bedrooms and a family bathroom with doubled ended bath and a separate shower cubicle with central shower rose. Outside the front of the property is approached by a shared drive which in turn leads to the integral double garage with level lawn to the front. The rear gardens are mainly laid to level lawn with a flagstone seating terrace adjoining the rear of the conservatory, enclosed by close board fencing.

Hart Close is located in a popular quiet cul-de-sac situated on the highly sought after West Park Development offering convenient access to the nearby Conservation Area/ open countryside, local schools and recreation areas. Uckfield town centre is close by offering a vast array of shops and leisure facilities including a public library and cinema, several bars and restaurants, supermarkets and a popular leisure centre, as well as schooling for all ages including a sixth form community college. The nearby A272 offers swift vehicular access to Haywards Heath and the surrounding areas which also offers a fast and regular service to London (Victoria and London Bridge both approx. 47mins) and the motor way network the A/M23 the latter lying west of either Bolney or Warringlid.

COVERED ENTRANCE: Insert spotlight, composite door with insert glass into: ENTRANCE HALLWAY: Glass side panel with fitted shutters, attractive radiator with radiator cover, staircase rising to the: FIRST FLOOR: Coved ceiling, personal door into the INTEGRATED DOUBLE GARAGE: Useful under-stairs storage cupboard, kahrs engineered wood flooring.

GROUND FLOOR CLOAKROOM: Comprising low level WC with wall mounted wash basin and free standing chrome mixer tap, part tiled walls, heated ladder style towel rail, coved ceiling, extractor fan, wood flooring.

SITTING ROOM: Double aspect with attractive bay window, UPVC double glazed window with fitted shutters overlooking the front of the property, attractive remote controlled glass enclosed gas flame effect fire, sliding patio door giving access to the CONSERVATORY: wall light points, coved ceiling, radiators.

KITCHEN/BREAKFAST ROOM: Comprising one and a half bowl stainless steel sink with free standing chrome mixer tap set in a granite effect work surface with a matching range of units to eye and base level with chrome door furniture. Further adjoining granite style work surface with built-in four ring gas hob and double oven beneath, extractor canopy above, space and plumbing for domestic appliances. Further units to eye and base level with granite work surface with matching units to eye and base levels. UTILITY AREA: Granite work top and recessed stainless steel bowl with free standing chrome mixer tap, space for domestic appliances, further range of units to eye and base level, TV point, coved ceiling, insert spotlighting, tiled flooring, UPVC double glazed window overlooking the rear of the property, UPVC double glazed French doors giving access to the rear, radiator.

DINING ROOM: Bi-fold door giving access to the CONSERVATORY, radiator with attractive radiator cover, kahrs engineered wood flooring, coved ceiling.

CONSERVATORY: Fully vaulted with a poly carbonate roof and French doors giving access to the rear seating terrace, kahrs engineered wood flooring, radiator.

From the ENTRANCE HALLWAY a staircase rises to the: GALLERIED FIRST FLOOR LANDING: UPVC double glazed window overlooking the front of the property, hatch giving access to loft space.

MASTER BEDROOM: Triple aspect with UPVC double glazed windows overlooking the front, side and rear of the property enjoying a pleasant view towards the neighbouring nature reserve with fitted shutters, radiator DRESSING AREA: Extensive range of built-in wardrobes, radiator, coved ceiling, TV point, kahrs engineered wood flooring. EN-SUITE SHOWER ROOM: Comprising double width shower cubicle with curved glass screen and wall mounted chrome Aqualisa shower control twin button, handheld shower attachment, low level WC with concealed cistern, tiled shelf, wall mounted wash basin with free standing mixer tap, heated ladder style towel rail, fully tiled, opaque UPVC double glazed window overlooking the rear of the property, inset spotlighting.

BEDROOM 2: UPVC double glazed window overlooking the rear of the property, fitted shutters, radiator, coved ceiling, built-in wardrobe with sliding mirrored doors.

BEDROOM 3: UPVC double glazed window overlooking the front of the property, fitted shutters, radiator, coved ceiling .

BEDROOM 4: UPVC double glazed window overlooking the front of the property, fitted shutters, radiator, coved ceiling .

BEDROOM 5: UPVC double glazed window overlooking the rear of the property, fitted shutters, radiator, coved ceiling.

FAMILY BATHROOM: Comprising panel enclosed self-filling double ended bath with wall mounted Aqualisa control twin button, low level WC, vanity unit with inset wash basin and free standing chrome mixer tap, designer heated ladder style towel rail, separate shower cubicle with sliding glass screen and wall mounted chrome Aqualisa control twin button and handheld shower attachment, central shower rose, fully tiled, inset spotlighting, opaque UPVC double glazed window overlooking the rear of the property.

OUTSIDE

REAR GARDENS

The gardens are mainly laid to lawn interspersed and flanked by well stocked flower and shrub beds with a flagstone seating terrace adjoining the rear of the conservatory, raised well stocked shrub bed. A pathway to one side leads to a gate giving access front to rear.

FRONT GARDENS

The front of the property is approached by a shared driveway which in turn leads to the INTEGRAL DOUBLE GARAGE: Electric roller doors with power and light connected housing domestic Worcester boiler. A paved pathway leads to the covered entrance, level lawn to one side with well- kept flower beds.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.



