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Peter Oliver



Trefoil Way, Ridgewood, TN22 5FW

- ▼ Superb Detached House
- ▼ 4 Bedrooms, 2 Bathrooms
- ▼ Feature Kitchen/Diner
- ▼ Driveway & Garage
- ▼ South Facing Garden
- ▼ Remained of New Homes Warranty



### EPC RATING

Current:

85 | B

Potential:

94 | A

**£450,000**





## Trefoil Way, Ridgewood, TN22 5FW

This magnificent, nearly new, four bedroom detached house is situated on the popular Ridgewood Place development on the outskirts of Uckfield with its excellent range of amenities and train links to London. This perfect family home offers generous accommodation with a large welcoming entrance hall that leads to a living room to front. Also off the entrance hall is a downstairs w/c and a well-proportioned, bright and spacious open plan kitchen/diner with doors opening to the enviable south facing rear garden. Also off the kitchen is a very useful separate utility room. Upstairs are four bedrooms, the master bedroom enjoys an en-suite, and a family bathroom serves the remaining rooms. A huge benefit is a generous driveway providing off road parking for several vehicles and leads to a detached single garage. The south facing rear garden is a great space for entertaining and soaking up the summer sun and is noticeably private from neighbouring properties. This is the perfect property for a variety of buyers and one not to be missed.

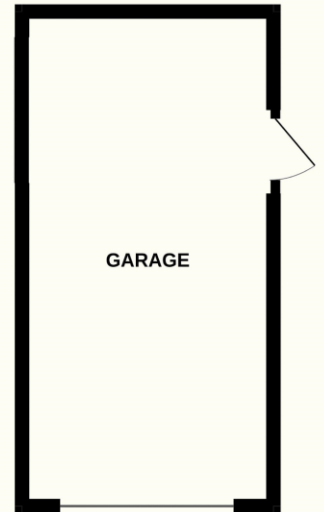
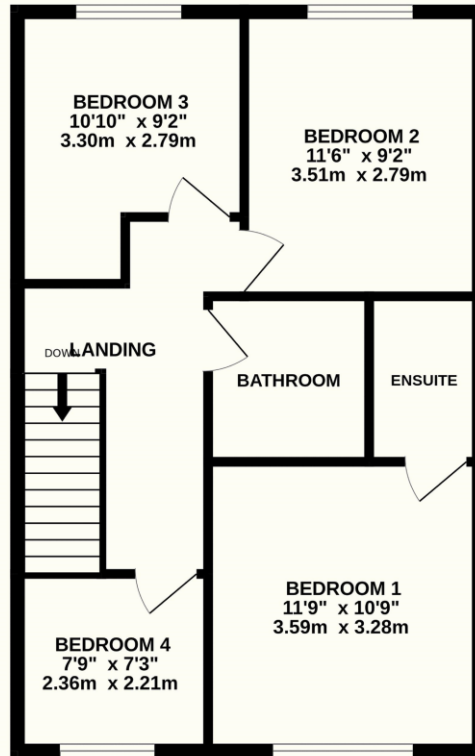
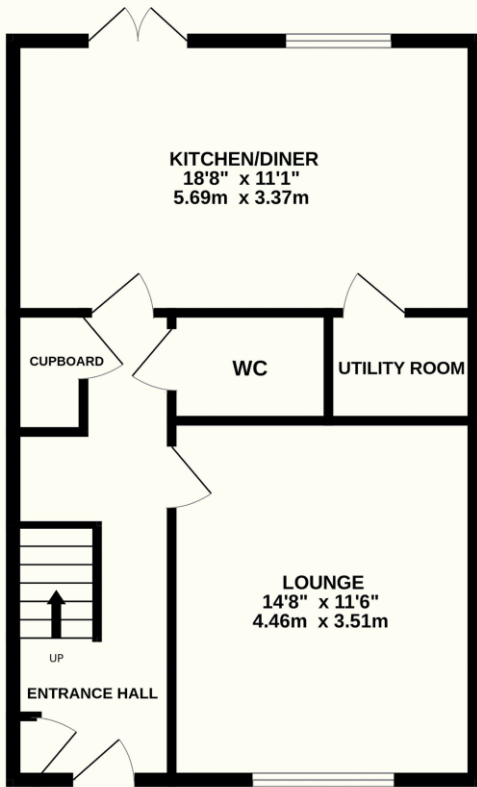
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TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: £170.00 per year

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