

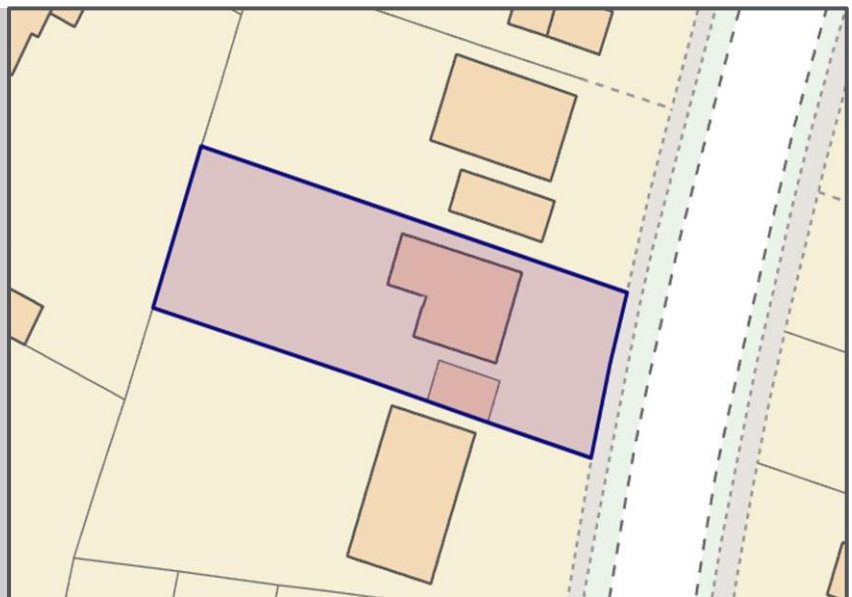
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Peter Oliver



Rocks Park Road, Uckfield, TN22 2AX

- Stunning Detached House
- Modernised To A High Standard
- 3 Bedrooms, 1 Bathroom
- Contemporary Modern Kitchen
- Large Rear Garden
- Planning Permission To Extend



EPC RATING

Current:

68 | D

Potential:

85 | B

Offers in Excess Of:
£500,000



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This three bedroom detached family property benefits from being updated by the current owners to a high and modern standard, and has current planning permission for a two storey rear extension, enclosed front porch and extended driveway - WD/2023/1501/F. The ground floor comprises a spacious entrance hall with w/c to side and leads to the kitchen which is contemporary in style, modern and well appointed, providing ample worktop areas with high quality built in integrated appliances, breakfast bar seating, and ample storage, finished to a high standard. A large well presented dual aspect lounge, with marble and oak fireplace with double doors leading to a dining room with panoramic garden views and sliding door access to the patio seating area. Arranged on the first floor are three well-proportioned bedrooms. The master comprises of bespoke fitted wardrobe storage with modular components, and a separate built in wardrobe, with a newly fitted carpet. Bedroom two is also a double benefitting from bespoke fitted wardrobe with modular storage components, a recently fitted new floor, and built in window blinds. The third bedroom is well proportioned and is currently set up as a home office enjoying multiple plug points, a built in cupboard, also benefitting from a newly fitted carpet. The master bathroom has a full size chrome towel rail, P shape bath with waterfall taps, rainfall shower head and separate hand held shower head. The wonderful west facing garden which is not overlooked, is well maintained and set up, with multiple seating areas including a spacious patio area and a hand built pergola (2022) positioned at the top of the garden allowing for various sun traps all day long. There are three well maintained raised beds, multiple flower beds with established roses, bulbs and more. Multiple shrubs, including a pear, peach and blackcurrant bush all beginning to produce fruit. In addition, there is a mature rockery and pond, shed and greenhouse. To add to everything this house has to offer, there is a double garage with rear workshop and a double drive, all of which is situated within the highly desirable Rocks Park Development that is walking distance of Uckfield high street, mainline train station, and schooling for all ages.

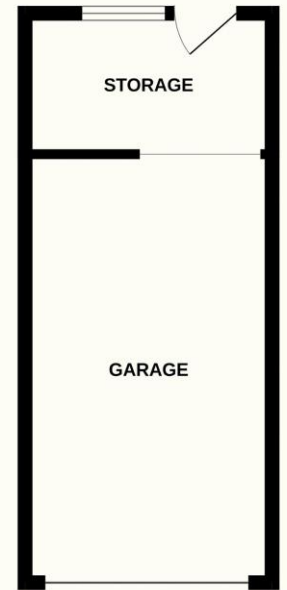
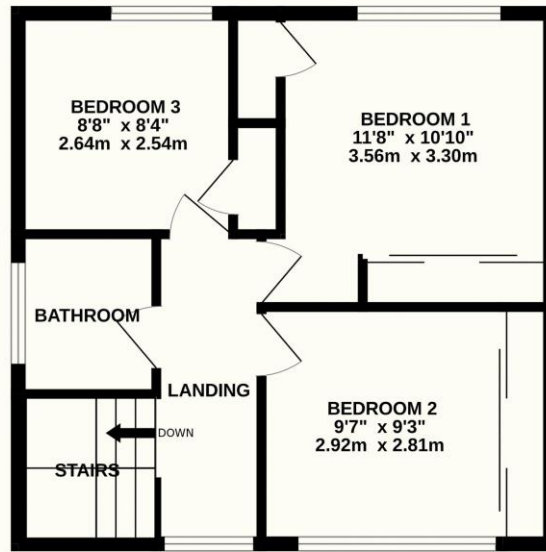
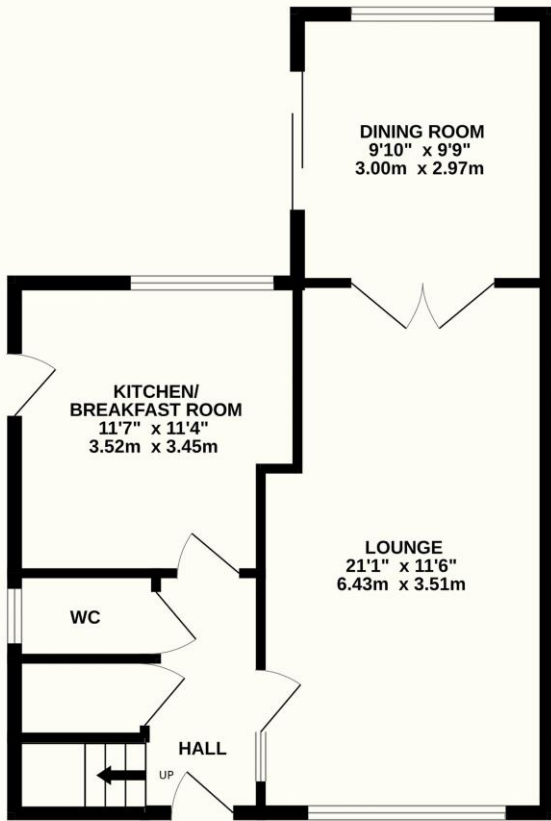
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 The Property
Ombudsman

 The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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: N/A

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