

01825 703000 / 01892 489000
info@peteroliverhomes.co.uk

Peter Oliver



Old Common Way, Uckfield, TN22 5GG

- ▼ Superb Detached House
- ▼ 3 Bedrooms, 2 Bathrooms
- ▼ Impressive Conservatory
- ▼ Low Maintenance Garden
- ▼ Garage and Drive
- ▼ Overlooking Duck Pond



EPC RATING

Current:

76 | C

Potential:

87 | B

£500,000



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This stunning link-detached property is situated in a prime position within the popular Fernley Park development built just over ten years ago. It's been a much-loved home that's benefited from a range of impressive upgrades and a high quality of finish throughout. Main highlights include a full width conservatory with underfloor heating and recently replaced roof 2023, high spec en-suite shower room and main bedroom with air conditioning. First impressions are excellent when entering through the entrance hallway. Low maintenance tiled flooring stretches through to the kitchen at the rear and a useful downstairs cloakroom is larger than average. The lounge has shutters and a high-quality gas fire, and the kitchen/diner also benefits from improvements. A feature window between lounge and kitchen brings in light from the front and makes the space feel warm and welcoming. Extra worktop has created a breakfast bar area plus a range of integrated appliances are present including dishwasher, freezer, oven and gas hob. This room flows very nicely out to the impressive conservatory which feels like an extension of the living space. Bi-folding doors open onto an unspoilt view of the idyllic duckpond that is both restful and peaceful, this property being only one of a few houses on the development to offer this. There's artificial lawn and a wrap around patio which leads to the rear door of the garage where the combination boiler is located. Upstairs rooms are equally appealing comprising of two good sized doubles and a larger than average single. The en-suite to the main bedroom is very impressive with double shower tray and high spec storage cupboards with internal and underlighting, and the family bathroom is just as impressive as the rest of this lovely house. Uckfield high street is within walking distance with its selection of shops and restaurants as well as a mainline railway station not forgetting a selection of local Primary Schools and parks. This is a stunning family home, with a number of high-quality improvements that will endear itself to the new owners for years to come.

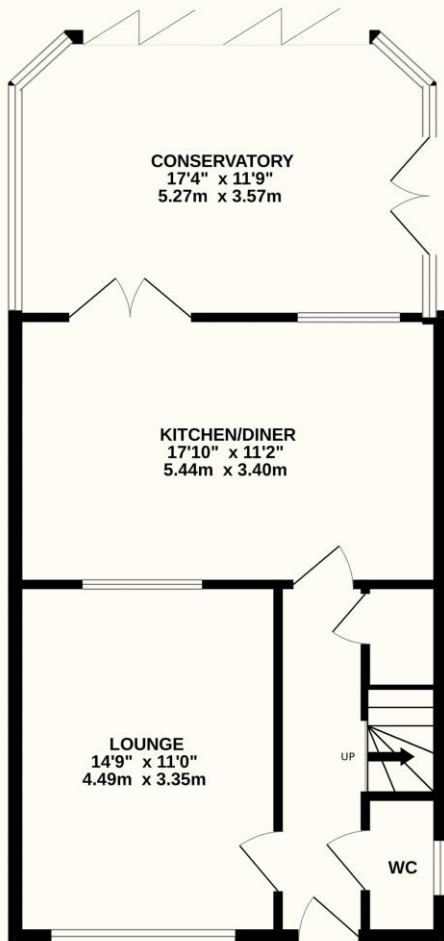
Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
Info@peteroliverhomes.co.uk

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 The Property
Ombudsman

 The Property
Ombudsman
LETTINGS

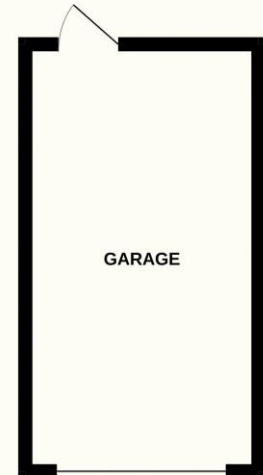
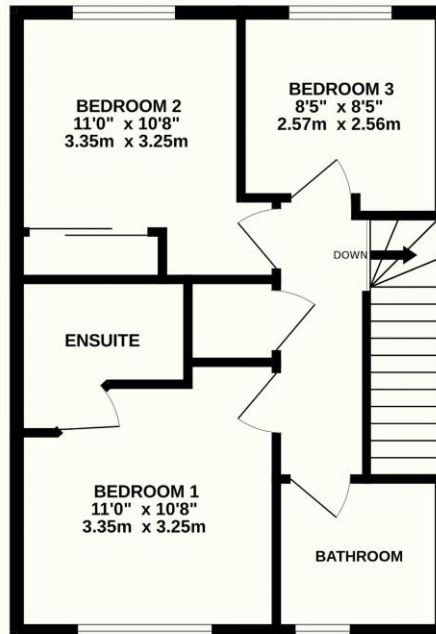




TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.

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: £127.08 per quarter

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