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Peter Oliver



## Pipers Field, Ridgewood, TN22 5SD

- Extended Semi Detached
- 3 Bedroom, 3 Storey Home
- 2 Bathrooms & Utility
- 3 Reception Rooms
- Garden in 3 Sections
- Garage & Parking Space



### EPC RATING

Current:

61 D

Potential:

80 | C

**£390,000**





## Pipers Field, Ridgewood, TN22 5SD

Tucked peacefully within the favoured area of Ridgewood is this deceptively spacious and extended three bedroom semi-detached house. The property offers flexible accommodation unlike most others in the area thanks to the addition of a new entrance opening into a large dining room with a useful utility cupboard to side and an additional staircase that leads to a master double bedroom on the first floor with further staircase rising to the second floor to a generous en-suite bathroom with benefit of a separate shower. This area of the house is separate from the rest making it perfect for either multi-generational living or to be used by parents wanting private space away from the younger ones. The remaining accommodation boasts an open plan kitchen/living room with a conservatory to rear, and on the first floor, accessed by the original staircase, are two further bedrooms served by a family bathroom. The low maintenance and landscaped rear garden is arranged in sections with a large patio accessed via both the dining room and conservatory with small area to side laid with artificial grass, and a bigger raised area also laid with artificial grass is located around the corner enjoying a sunny aspect. This property would suit a variety of buyers wishing to be within close proximity of Uckfield high street, local schools, and public transport, and further benefits from an allocated parking space and single garage en-bloc.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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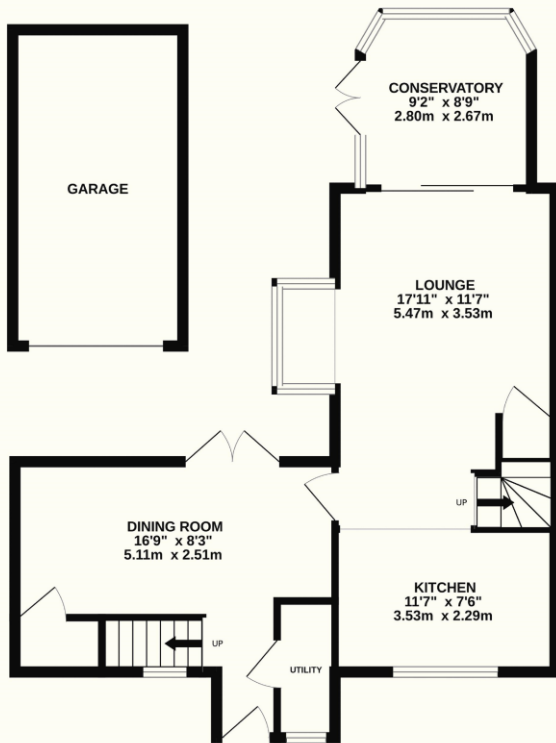




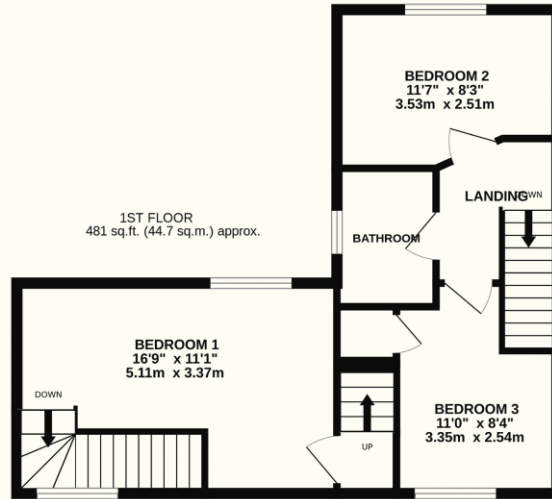




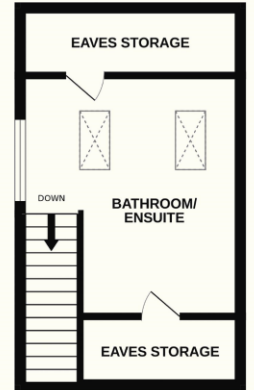
GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

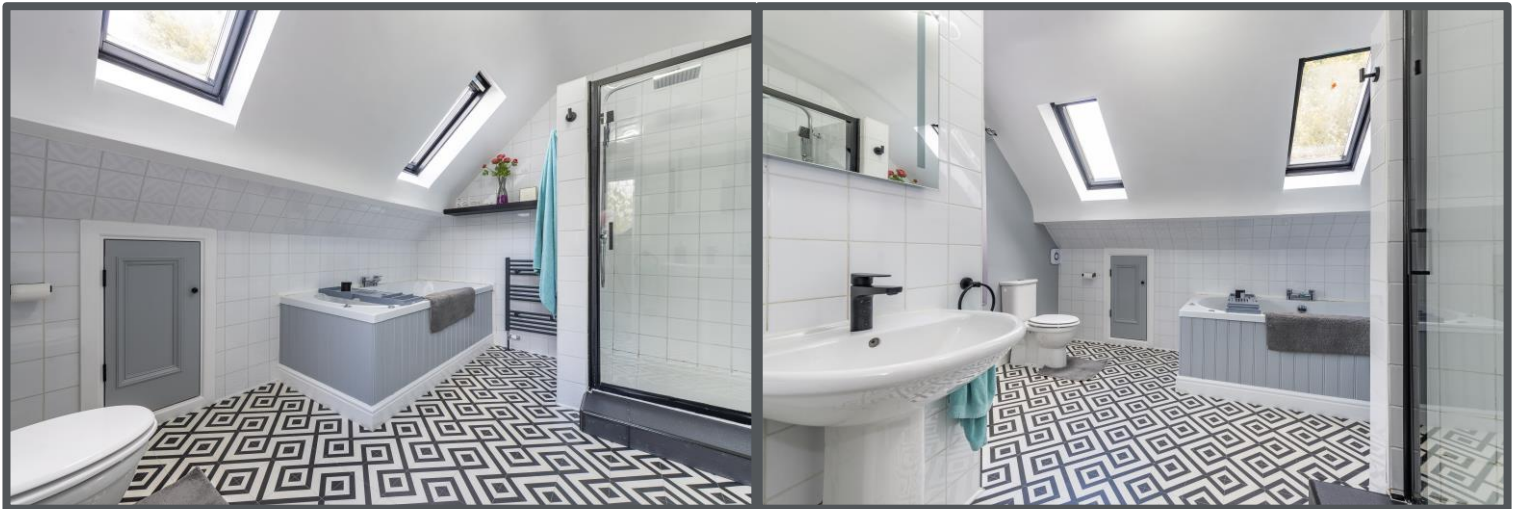


2ND FLOOR  
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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