

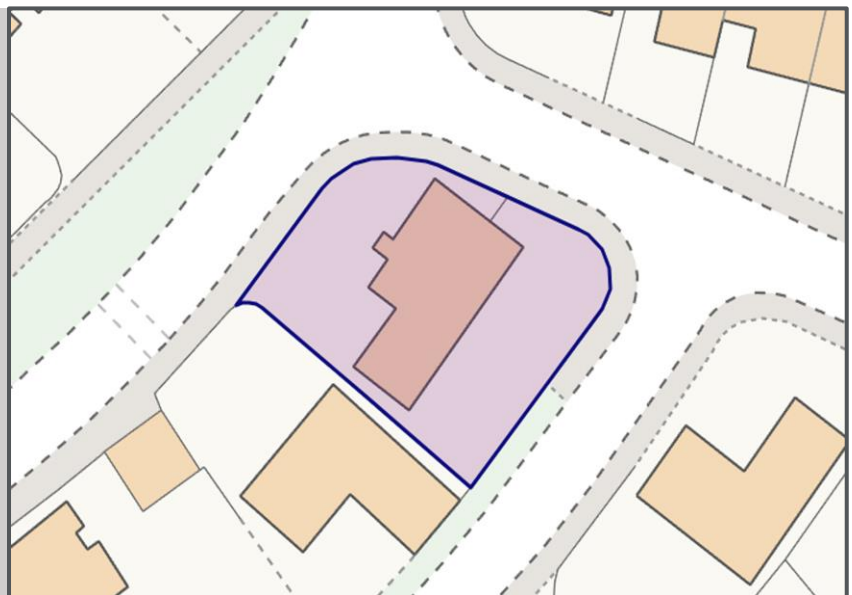
01825 703000 / 01892 489000
info@peteroliverhomes.co.uk

Peter Oliver



Mallard Drive, Ridgewood, TN22 5PW

- ▼ Large Driveway
- ▼ Double Garage
- ▼ 4/5 Bedrooms
- ▼ 2/3 Reception Rooms
- ▼ Utility Room
- ▼ Beautiful Garden



EPC RATING

Current:

74 C

Potential:

85 | B

Guide Price:

£575,000 - £600,000



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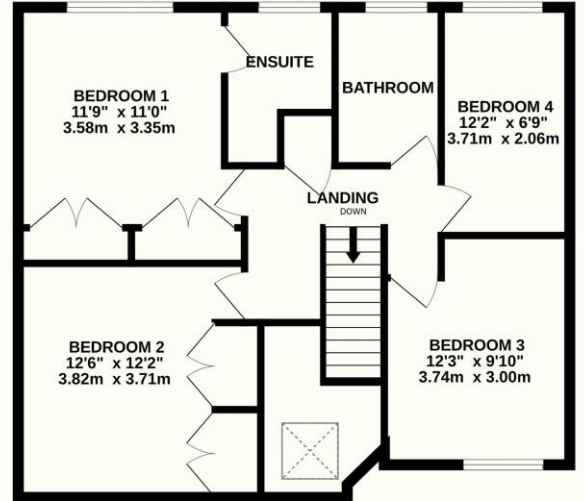
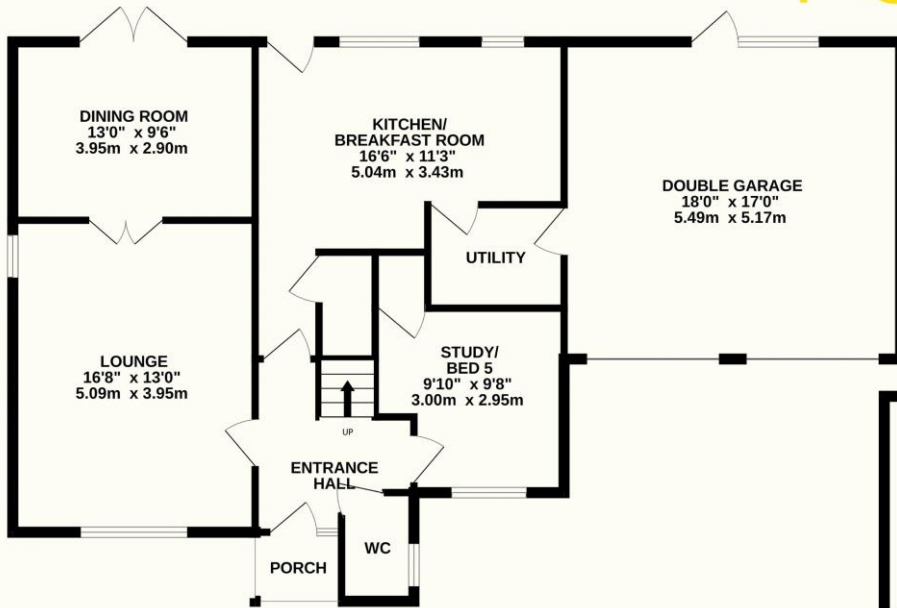
We are pleased to bring to the market this magnificent 4/5 bedroom detached house located in the sought after 'Bird Estate' in Ridgewood, Uckfield. As you approach the house you are welcomed by a lovely front garden laid to lawn with flower beds and a large driveway with parking for multiple vehicles leading you on to the double garage. Entering through the porch into the generous hallway you will find a downstairs WC on your right, a study/bedroom with built in cupboard and a door leading into the large living room with feature fireplace which in turn through double doors leads on to the separate, bright dining room. On the ground floor there is also a spacious kitchen/breakfast room also accessed from the entrance hall with space for appliances and a useful utility room with a door leading into the garage. Upstairs the light and spacious landing with a velux window leads you onto the master bedroom which has built in wardrobes and en-suite shower room, a further double with built in wardrobes, a third double and a further single. There is also a family bathroom with shower over bath. The rear garden is accessed via double doors from the dining room or door from the kitchen and is mostly laid to lawn with a sociable patio area perfect for summer evenings. The generous sunny garden has mature trees and a separate entertaining area in the corner of the garden and the benefit of a shed. There is also access into the garage via the back garden and side access round to the front of the house.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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: F

MAINTENANCE/SERVICE CHARGE: N/A

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