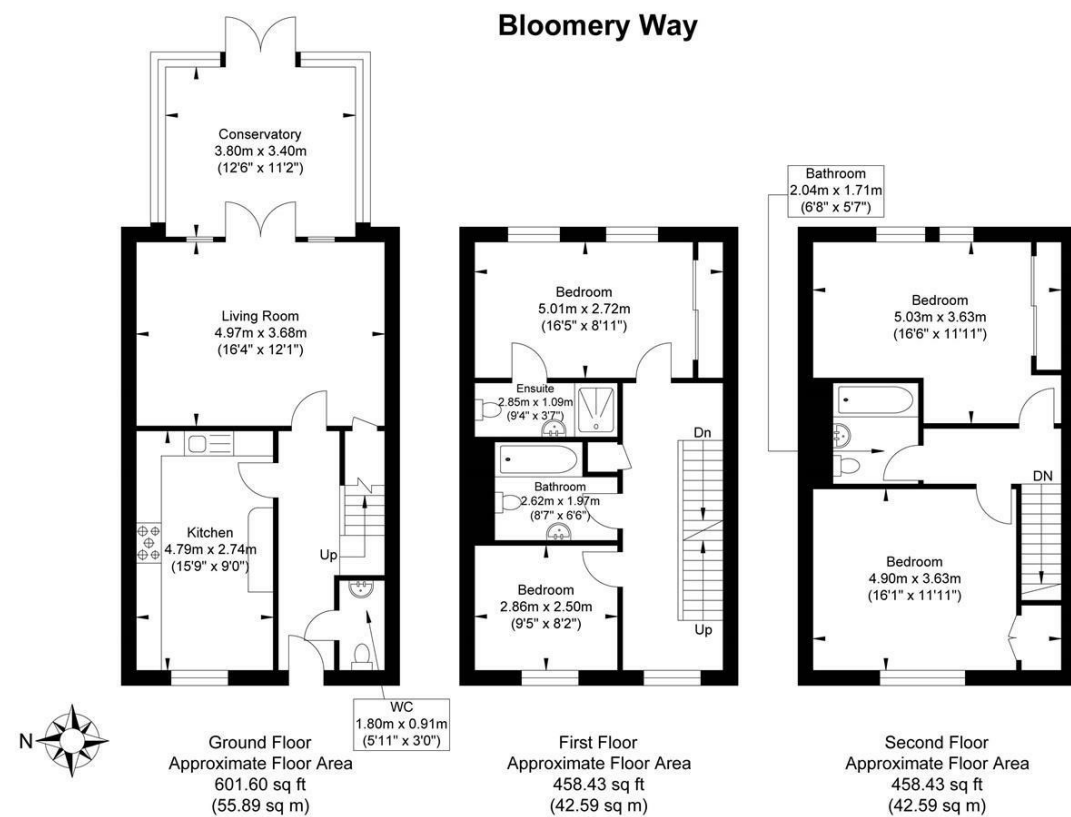




3 Bloomery Way, Maresfield, Uckfield, TN22 2DP

Offers Over £375,000 Freehold

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Things We Love...

Over 1,500 sq ft of accommodation – Three floors of versatile living space, ideal for modern family life.

Four well-proportioned bedrooms – Flexible accommodation for family, guests or working from home.

A lovely conservatory – An additional reception space overlooking the rear garden.

Two allocated parking spaces – Convenient off-road parking, forming part of the property's legal titles.

A low-maintenance rear garden – Artificial lawn, a paved patio and enclosed surroundings, perfect for relaxing outdoors.

Guide Price £375,000 - £400,000

Offering over 1,500 sq ft of versatile accommodation, this deceptively spacious four-bedroom home provides an impressive amount of living space arranged across three floors. Built by Charles Church in 2012, the property features three bath/shower rooms, a conservatory overlooking the rear garden and two allocated parking spaces. Set within an attractive modern development, with a central green and landscaped surroundings, it offers a practical and flexible home for contemporary family living.

The Home...

Step inside and discover a thoughtfully arranged home, with the accommodation extending across three floors to provide plenty of flexibility as needs change. The ground floor centres around the living room, positioned at the rear of the property and opening directly into the conservatory. With its glazed roof and surrounding windows, the conservatory creates a lovely connection with the garden, offering an additional space for morning coffee, relaxed dining or entertaining friends.

The kitchen sits to the front of the house and is fitted with a range of light wood-effect cabinetry, contrasting work surfaces and integrated appliances, including a gas hob, oven and dishwasher. A breakfast bar adds a sociable touch, making it a useful spot for informal meals or catching up over a coffee. A conveniently positioned cloakroom completes the ground floor.

Upstairs, the first floor provides two bedrooms, including the principal bedroom with fitted wardrobes and its own en-suite shower room. A further bedroom and family bathroom offer additional accommodation, while the second floor provides two further large double bedrooms and another bathroom, creating a flexible arrangement for growing families, visiting guests or those needing dedicated workspace.

The Outside...

The rear garden offers a straightforward outdoor space to enjoy, with artificial lawn providing a neat, low-maintenance finish and a paved seating area adjoining the house. Enclosed by close-board fencing, it provides a practical setting for outdoor dining, relaxing or making the most of warmer days.

A timber garden shed offers additional storage, while outside power sockets and an external water tap add everyday convenience.



To the rear of the property, two allocated off-road parking spaces provide valuable private parking. To the front, a paved pathway leads to the entrance, with planting adding a touch of greenery to the approach.

The Location...

Situated within the popular village of Maresfield, just north of Uckfield, Bloomery Way enjoys a pleasant residential setting, combining the convenience of nearby amenities with easy access to the beautiful surrounding Sussex countryside. Maresfield is a thriving village with a strong sense of community and a range of everyday facilities, including a village store, traditional inn, primary school and recreation ground. There are also local sports and leisure facilities, making the village an appealing choice for families and those looking to enjoy an active lifestyle.

For a wider range of shopping, restaurants, cafés and leisure facilities, the nearby town of Uckfield is approximately a short drive away. The town also offers a cinema, supermarkets and a railway station, providing services towards London Bridge via the Uckfield branch line.

The property is also well placed for enjoying the surrounding countryside, with the beautiful Ashdown Forest within easy reach. Renowned for its extensive heathland, woodland and walking routes, it provides a wonderful setting for outdoor pursuits, from leisurely countryside walks to exploring the landscapes that inspired A.A. Milne's Winnie-the-Pooh stories.

With village amenities close at hand, the facilities of Uckfield nearby and the countryside of the High Weald on the doorstep, Maresfield offers a balance of village living and everyday convenience.

Property Information

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

Local Authority: Wealden District Council

Road Charge: £300pa

Parking: The property benefits from two allocated off-road parking spaces, which form part of the property's legal titles

