OAKFIELD

Rookwood Close, Uckfield, TN22 1XB

Price Guide £430,000

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Rookwood Close, Uckfield, TN22 1XB

PRICE GUIDE OF £430,000 - £450,000.
Occupying a peaceful position at the end of a sought-after cul-de-sac, this beautifully presented three-bedroom detached family home has been thoughtfully upgraded throughout to provide stylish, versatile and energy-efficient accommodation. Boasting ample driveway parking, solar panels with battery storage and an EV charging point, this is a superb home ideally suited to modern family living.

The heart of the home is the stunning double-aspect kitchen/dining room, expertly designed with a range of integrated appliances and a central island incorporating a breakfast bar. Flowing seamlessly from the kitchen is the impressive insulated conservatory, creating a wonderful year-round dining and entertaining space with French doors opening directly onto the beautifully landscaped rear garden.

The ground floor also benefits from a welcoming entrance hall, a cloakroom/WC and an attractive sitting room offering a relaxing retreat. The former garage has been converted to create a versatile room, although it would equally make an ideal home office, gym or for business use. On the first floor are three well-proportioned bedrooms, including a generous principal bedroom with an extensive range of fitted wardrobes, together with two further bedrooms and a beautifully re-fitted contemporary family bathroom finished to a high standard.

The rear garden is undoubtedly one of the property's standout features. Beautifully landscaped and designed for outdoor entertaining, it offers two spacious seating terraces, an attractive garden bar, substantial storage sheds and direct gated access onto Uckfield Rugby Club, with wonderful walks leading towards Buxted Woods and the surrounding countryside at Framfield.

Uckfield town centre is only a short distance away and offers an excellent selection of independent shops, restaurants and cinema and the mainline train station with direct links to London.

Living Room
14'2"x 12'11" (4.32mx 3.94m)

Kitchen
16'2" x 9'11" (4.93m x 3.02m)

Conservatory
16'4" x 9'8" (4.98m x 2.95m)

Bedroom One
11'8" x 9'6" (3.56m x 2.90m)

Bedroom Two
10'5" x 9'6" (3.18m x 2.90m)

Bedroom Three
7'6" x 6'11" (2.29m x 2.11m)

Bathroom
6'6" x 6'2" (1.98m x 1.88m)

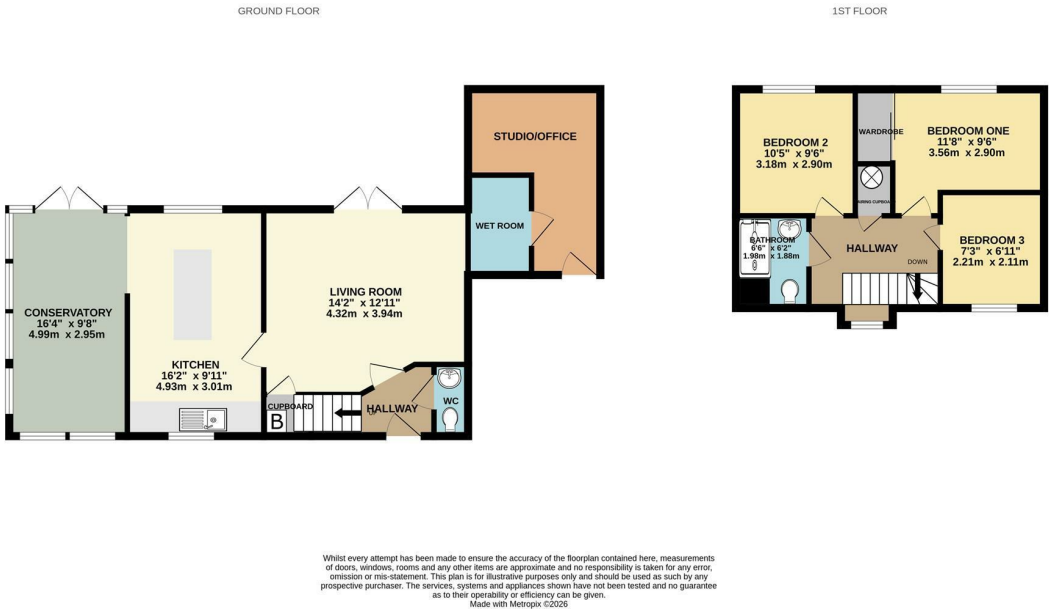
WC

Wet Room

Studio/Office

Council Tax Band D - £2,728.43 Per Annum

Floor Plan



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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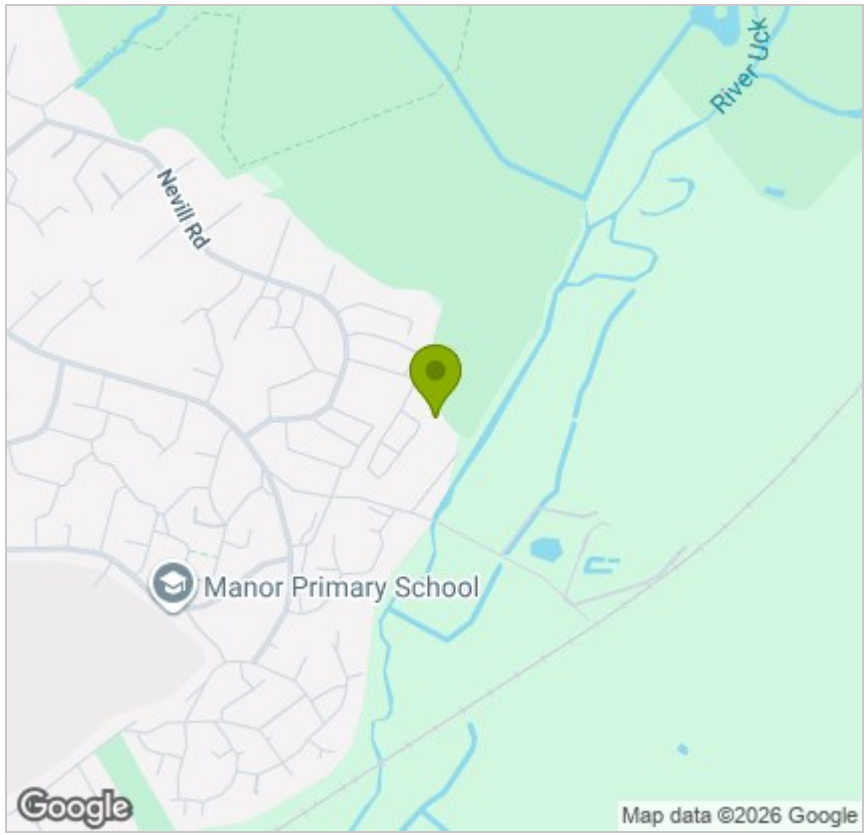
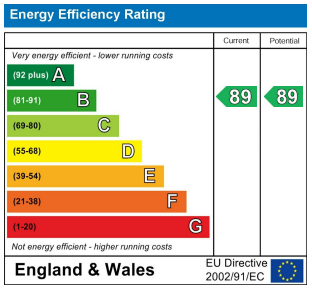
Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01825 762132
if you wish to arrange a viewing appointment for this property or require further information.

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