



OAKFIELD



Saunders Close, Uckfield

Price Guide £425,000





# SUMMARY

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## GUIDE PRICE OF £425,000-£450,000

A beautifully presented semi-detached home, enviably positioned in the highly sought-after West Park area of Uckfield, enjoying direct access to and uninterrupted views over the adjacent Nature Reserve.

This stylish and thoughtfully extended home offers an exceptional balance of modern living and natural surroundings. Set in a tranquil semi-rural environment, the property is just minutes from the town centre, offering convenience without compromise.

At the heart of the home is a spacious open-plan sitting and dining area, cleverly zoned to create distinct spaces for relaxing and entertaining.

Glazed doors open seamlessly onto the rear garden, enhancing the connection to the outdoors and flooding the space with natural light.

The contemporary kitchen has been redesigned with sleek white cabinetry, contrasting worktops, and high-quality integrated appliances including a gas hob, electric oven, dishwasher, and microwave—perfect for everyday family living or entertaining guests.

Upstairs, there are three well-proportioned bedrooms, all





benefitting from scenic views across the Nature Reserve.

The principal bedroom spans the full depth of the property, with windows to both front and rear, offering the potential to incorporate an en-suite shower room (subject to regulations).

The remaining two bedrooms are served by a modern family bathroom with stylish fittings. The rear garden has been landscaped for low maintenance and designed as a private sanctuary.

It features an extensive decked terrace with discreet lighting, railway sleeper borders, a raised lawn which is artificial grass, and well-stocked flower beds.

Enclosed by close-boarded fencing, the garden backs directly onto the peaceful Nature Reserve.

To the front, a private driveway provides off-road parking and access to an integral single garage.





### Sitting Room

14'9 x 12'2

### Dining Room

7'10 x 7'7

### Kitchen

9'2 x 5'11

### Bedroom 1

21'8 x 8'2

### Bedroom 2

11'10 x 9'2

### Bedroom 3

8'10 x 7'7

### Internal Garage

16'5 x 8'2

Council Tax Band - C £2,319 per annum























# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

**C**

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

## Viewings

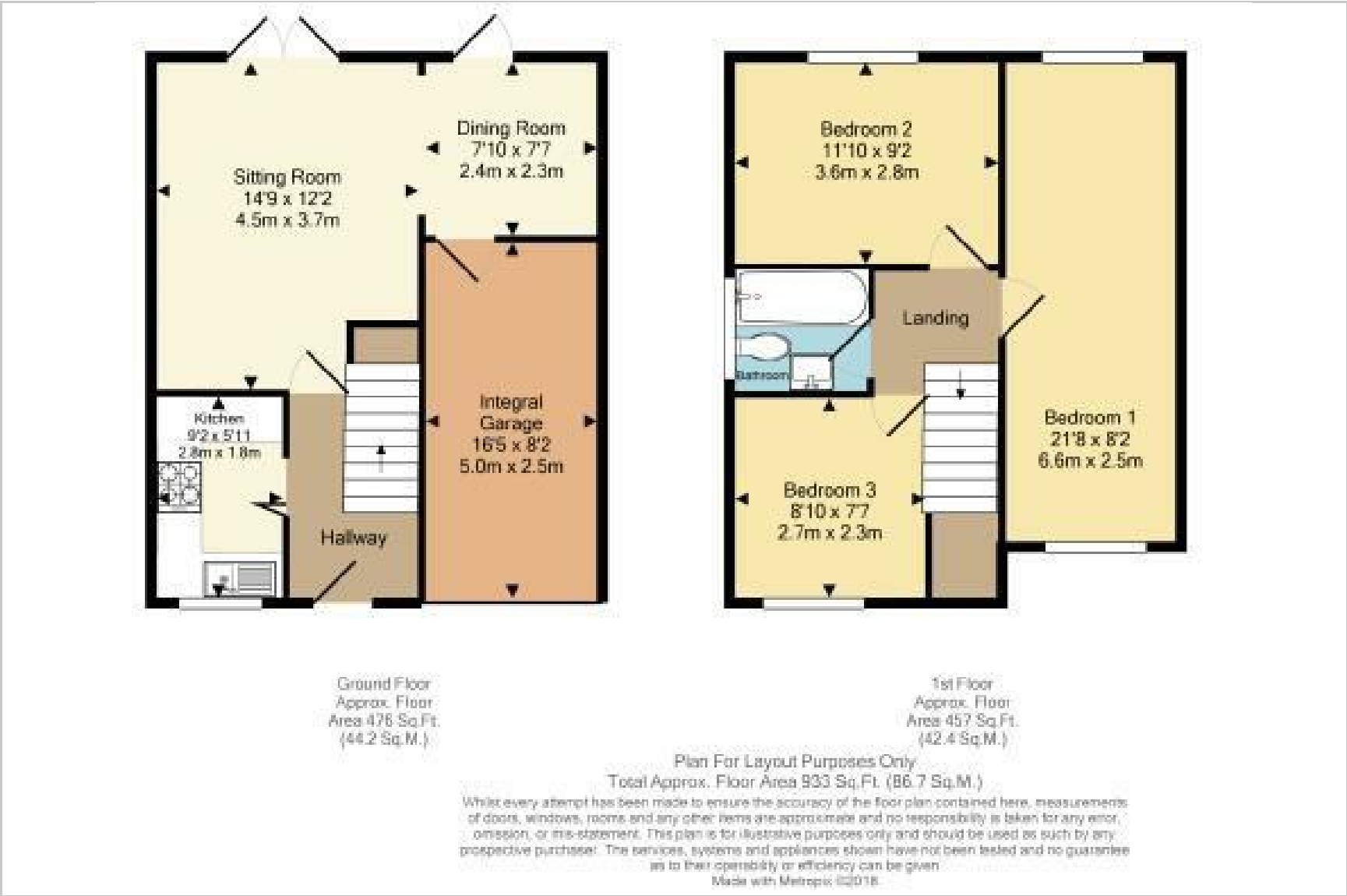
Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

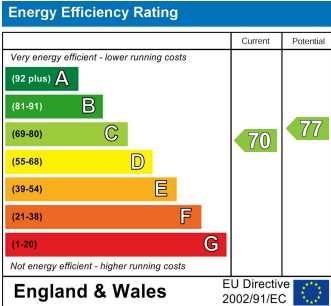




Floorplan



Energy Efficiency Graph



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