



OAKFIELD



Eagle Close, Uckfield TN22 5WL

Price Guide £500,000



## Eagle Close, Uckfield TN22 5WL

Guide price £500,000 - £525,000. CHAIN FREE!!!

Location is very much the key with this very attractive part rendered and gable fronted modern family home. Situated in a very desirable cul-de-sac this home is within walking distance from Harlands school, Bird in Eye surgery a local Co-op and the Highlands pub.

As you drive into Eagle Close you will instantly notice that there is an interesting blend of only detached dwellings and number 2 is tucked up its own little cul-de-sac almost immediately on the left as you drive in.

The elegant design will instantly draw your eye and you will notice that there is more than ample parking with a planted area to the left. The front door opens into a porch where you can remove coats and shoes.

A further door opens to a welcoming entrance hall there is a downstairs toilet and stairs to first floor. The spacious lounge has a bay window which allows natural light to flood through and there is a feature fireplace and double doors which opens seamlessly through to a formal dining room which in turn is adjacent to a stylish kitchen which has a comprehensive range of wall and floor units. You will look forward to preparing evening meals and hosting for friends and family.

Upstairs there are four well balanced bedrooms and the principal bedroom benefits from an ensuite shower room and the other three bedrooms are serviced by a family shower room. It is also worth pointing out that there are lovely tree lined views from both of the bedrooms at front elevation.

The rear garden comprises of a block paved seating area and centrally located patio area with some inset plants and shrubs making this the ideal setting for summer gathering round the BBQ.





### Living Room

16'6 x 11'5 (5.03m x 3.48m)

### Dining Room

10'6 x 9'10 (3.20m x 3.00m)

### Kitchen

12'11 x 11'9 (3.94m x 3.58m)

### Garage

17'0 x 8'6 (5.18m x 2.59m)

### Bedroom 1

13'0 x 11'6 (3.96m x 3.51m)

### Bedroom 2

12'6 x 9'7 (3.81m x 2.92m)

### Bedroom 3

10'8 x 8'0 (3.25m x 2.44m)

### Bedroom 4

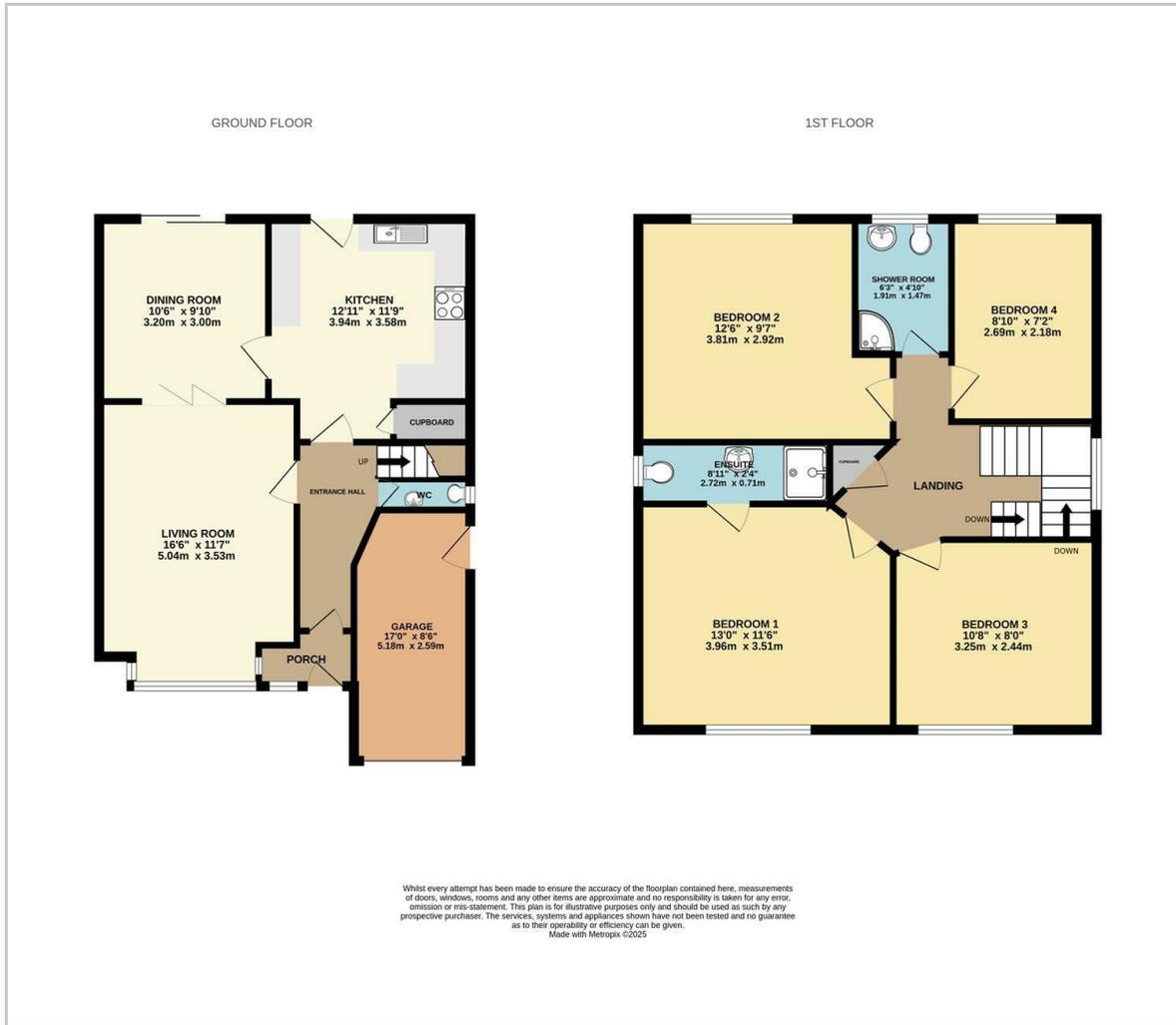
8'10 x 7'2 (2.69m x 2.18m)

### Shower Room

6'3 x 4'10 (1.91m x 1.47m)

Council Tax Band - E £3,188 per annum

## Floor Plan

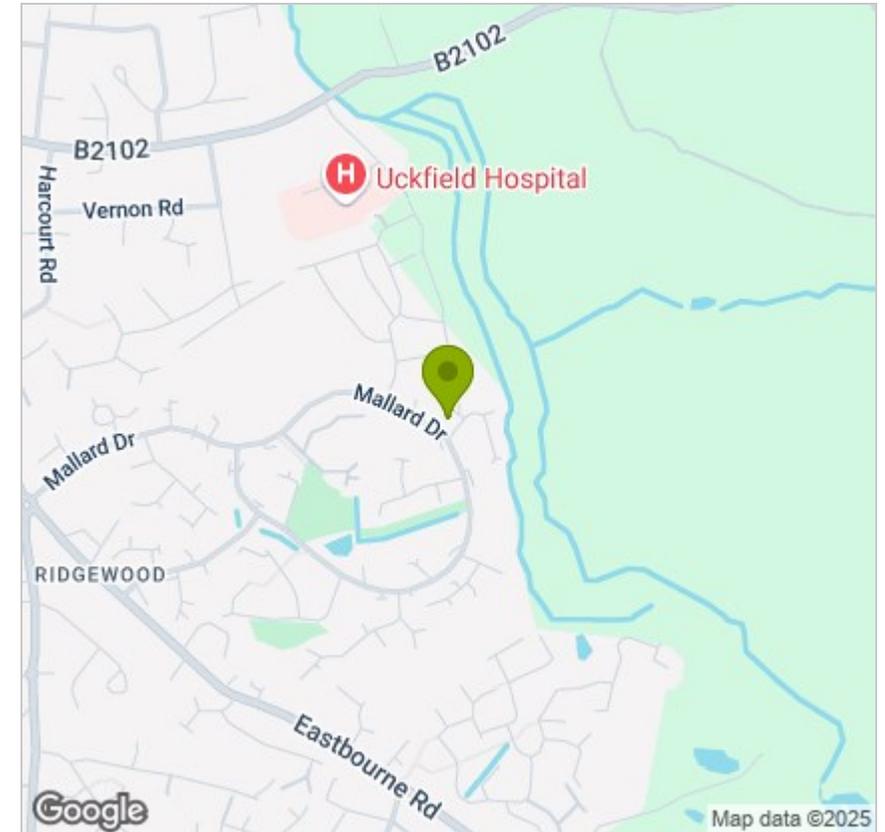


## Viewing

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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## Area Map



## Energy Efficiency Graph

