



OAKFIELD



Forge Rise, Uckfield, TN22 5BU

Asking Price £500,000



## Forge Rise, Uckfield, TN22 5BU

Situated in a quiet cul-de-sac is this impressive four-bedroom detached mock tudor style family home enjoys a superbly convenient position just moments from Uckfield High Street and the mainline railway station with direct services to London. A range of schools, Victoria Recreation Ground and further public transport links are also within easy walking distance.

Beautifully presented throughout, the property has been thoughtfully enhanced by the current owners with a strong focus on energy efficiency. Recent upgrades include an air source heat pump, 14 solar panels with a 10kW battery and hybrid solar inverter, delivering exceptionally low running costs.

The accommodation begins with a welcoming central hallway with a convenient ground floor WC. From here, a modern double-aspect kitchen features underfloor heating and a serving hatch to the separate dining room. The generous lounge provides an excellent space for relaxing and entertaining, centred around a newly installed 5kW log burner for cosy winter evenings. Double doors lead into the conservatory, which enjoys attractive views over the landscaped rear garden. Across the ground floor, a tasteful combination of oak flooring and ceramic tiles adds both warmth and quality.

Upstairs, the landing leads to four well-proportioned bedrooms, all served by a stylish family bathroom. The principal bedroom benefits from extensive built-in wardrobes and a vanity unit.

Outside, the enclosed walled garden has been beautifully landscaped to provide a high degree of privacy, featuring a mix of fruit trees, mature shrubs, lawn and patio areas, along with a garden shed and greenhouse.

To the front, a driveway provides parking for two to three vehicles and leads to a tandem garage with electric roller door. The garage is well equipped with multiple power sockets, making it ideal for workshop use or additional storage.





### Living Room

18'11" x 12'0" (5.77m x 3.67m)

### Dining Room

10'0" x 8'5" (3.05m x 2.57m)

### Kitchen

10'2" x 10'0" (3.10m x 3.05m)

### WC

### Bedroom One

11'7" x 10'4" (3.53m x 3.15m)

### Bedroom Two

10'2" x 9'4" (3.10m x 2.84m)

### Bedroom Three

9'7" x 9'4" (2.92m x 2.84m)

### Bedroom Four

9'4" x 8'10" (2.84m x 2.69m)

### Bathroom

### Conservatory

### Tandem Garage

33'0" x 8'8" (10.06m x 2.64m)

Council Tax Band E - £3,188.09 Per Annum



## Floor Plan

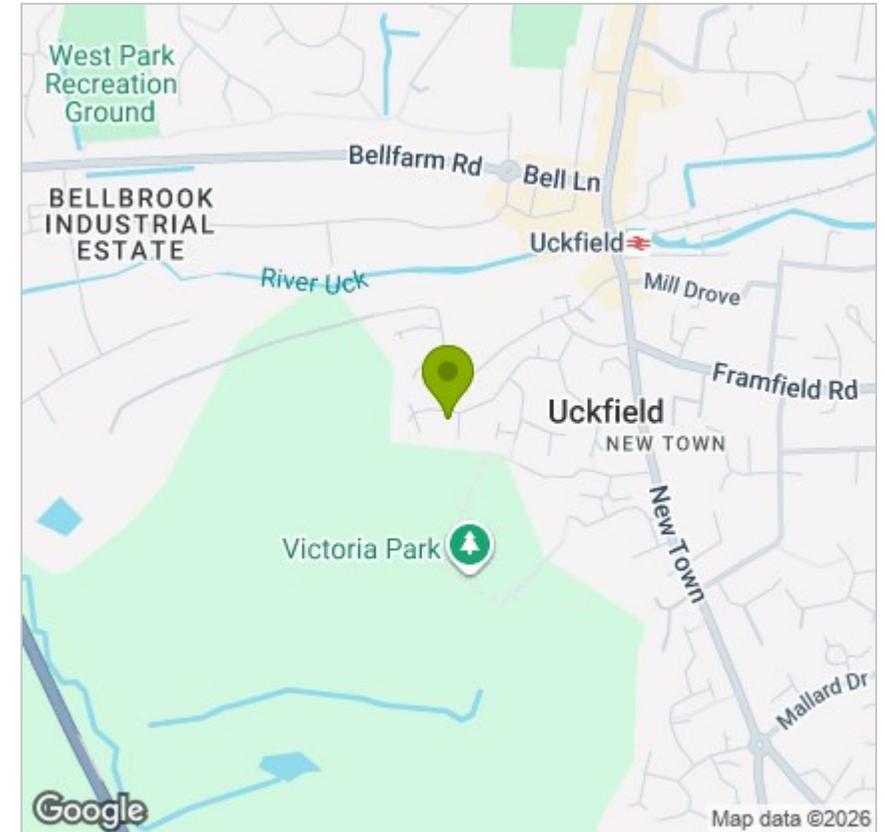


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

