



OAKFIELD



Downland Copse, Uckfield, TN22 1SX

Price Guide £450,000



## Downland Copse, Uckfield, TN22 1SX

PRICE GUIDE £450,000 - £475,000.

Situated towards the end of a quiet cul-de-sac, this attractive four-bedroom detached family home enjoys a peaceful setting and a wonderful sense of privacy. Offering a versatile layout, generous living accommodation and a secluded, tree-lined rear garden, the property is ideally suited to modern family life.

The front door opens into a spacious entrance hall, immediately setting the tone for the well-proportioned accommodation beyond. A door leads through to the welcoming lounge, a bright and airy reception room featuring a charming working fireplace, creating a cosy focal point and the perfect setting for relaxing in front of the television during the cooler months.

Double doors open into the formal dining room, providing an excellent space for family meals and entertaining, with a further door leading directly out to the garden. The adjacent kitchen is well equipped and flows through to a useful breakfast area and separate utility room, which in turn provides access to the integral garage.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom, while the remaining three bedrooms are served by a separate family bathroom.

Externally, the beautifully secluded rear garden is a particular feature of the property, established planting and well-stocked borders create a high degree of privacy, while seating areas provide the perfect spaces for relaxing and entertaining throughout the warmer months. With ample room for summer gatherings and barbecues, the garden complements the home's generous and versatile accommodation perfectly.





### Living Room

19'0" x 11'2" (5.79m x 3.40m)

### Dining Room

11'10" x 9'2" (3.61m x 2.79m)

### Breakfast Room

8'2" x 7'11" (2.49m x 2.41m)

### Kitchen

11'10" x 8'2" (3.61m x 2.49m)



### Utility Room

7'11" x 5'11" (2.41m x 1.80m)

### Bedroom One

11'6" x 11'1" (3.51m x 3.38m)

### Bedroom Two

11'6" x 10'6" (3.51m x 3.20m)

### Bedroom Three

7'11" x 7'3" (2.41m x 2.21m)

### Bedroom Four

7'7" x 7'7" (2.31m x 2.31m)

### Bathroom

8'2" x 5'7" (2.49m x 1.70m)

### Ensuite

8'2" x 5'7" (2.49m x 1.70m)

### WC

6'7" x 2'11" (2.01m x 0.89m)

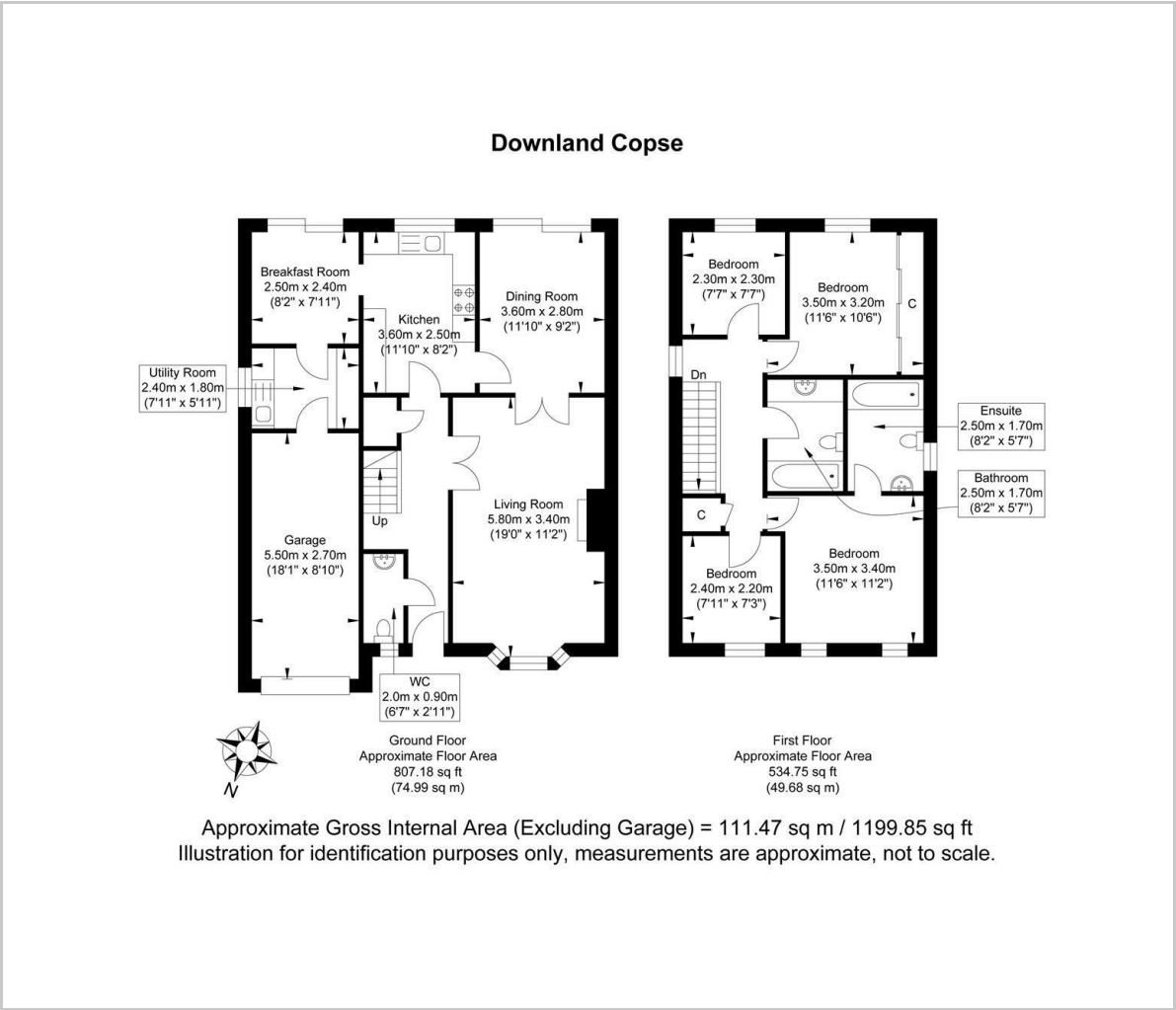
### Garage

18'1" x 8'10" (5.51m x 2.69m)

**Council Tax Band E -£3,334.75 Per Annum**



Floor Plan

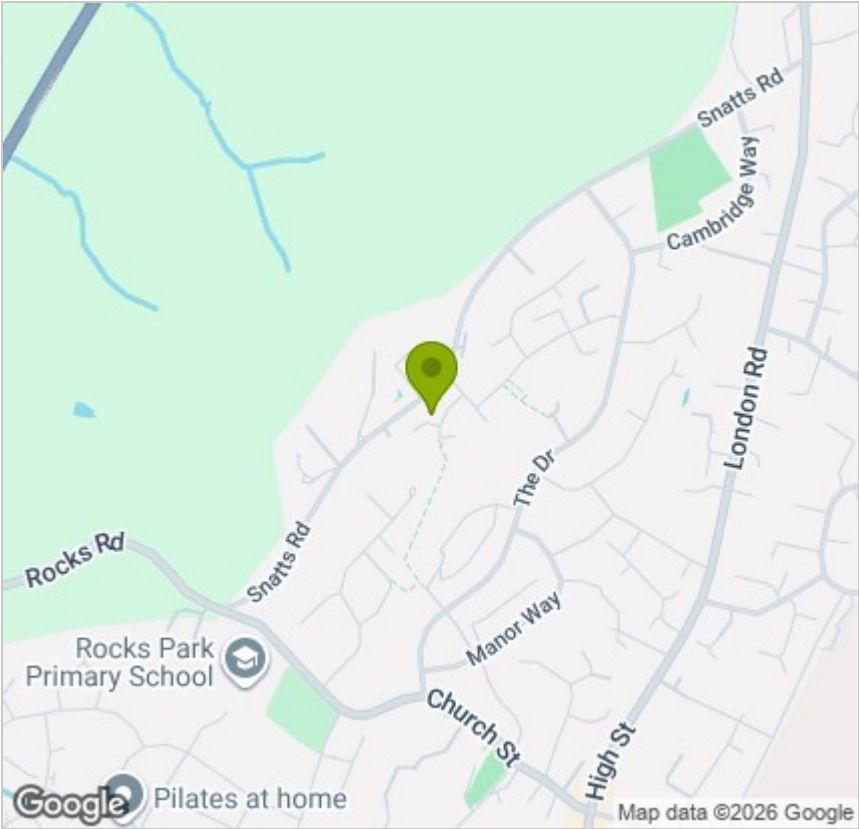


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

