



OAKFIELD



Shelduck Avenue, Uckfield, TN22 5JW

Asking Price £350,000



## Shelduck Avenue, Uckfield, TN22 5JW

Set within a thoughtfully designed modern development, perfectly positioned for Harlands Primary School, the local doctor's surgery and open countryside, this attractive two-bedroom semi-detached home offers stylish, contemporary living in a highly sought-after location.

From the moment you arrive, you'll be impressed by the generous driveway running along the side of the property, providing ample off-road parking, alongside a well-maintained front garden with a pathway leading to the entrance.

Step inside to a bright and welcoming hallway that immediately sets the tone for the rest of the home. The entrance hall provides access to a convenient cloakroom, the staircase to the first floor, and a spacious, light-filled living room – the perfect place to relax and unwind.

To the rear, the home opens into a stylish open-plan kitchen/dining room, creating a fantastic space for everyday family life and entertaining alike. French doors lead directly onto the generous rear garden, seamlessly blending indoor and outdoor living.

Upstairs, you'll find two well-proportioned double bedrooms, both served by a contemporary family bathroom.

Outside, the rear garden offers a good degree of privacy and an excellent space for children to play, summer barbecues with friends and family, or simply enjoying the outdoors. A fantastic children's play area is also just around the corner, making this an ideal home for young families.

Beautifully presented throughout and occupying an enviable position within this popular development, this superb home is ready to move straight into and is sure to appeal to first-time buyers, young families and downsizers alike.





### Living Room

15'0" x 9'5" (4.57m x 2.87m)

### Kitchen/Dining Room

12'8" x 8'1" (3.86m x 2.46m)

### WC

4'9" x 4'5" (1.45m x 1.35m)

### Bedroom One

12'8" x 8'5" (3.86m x 2.57m)



### Bedroom Two

12'8" x 8'2" (3.86m x 2.49m)

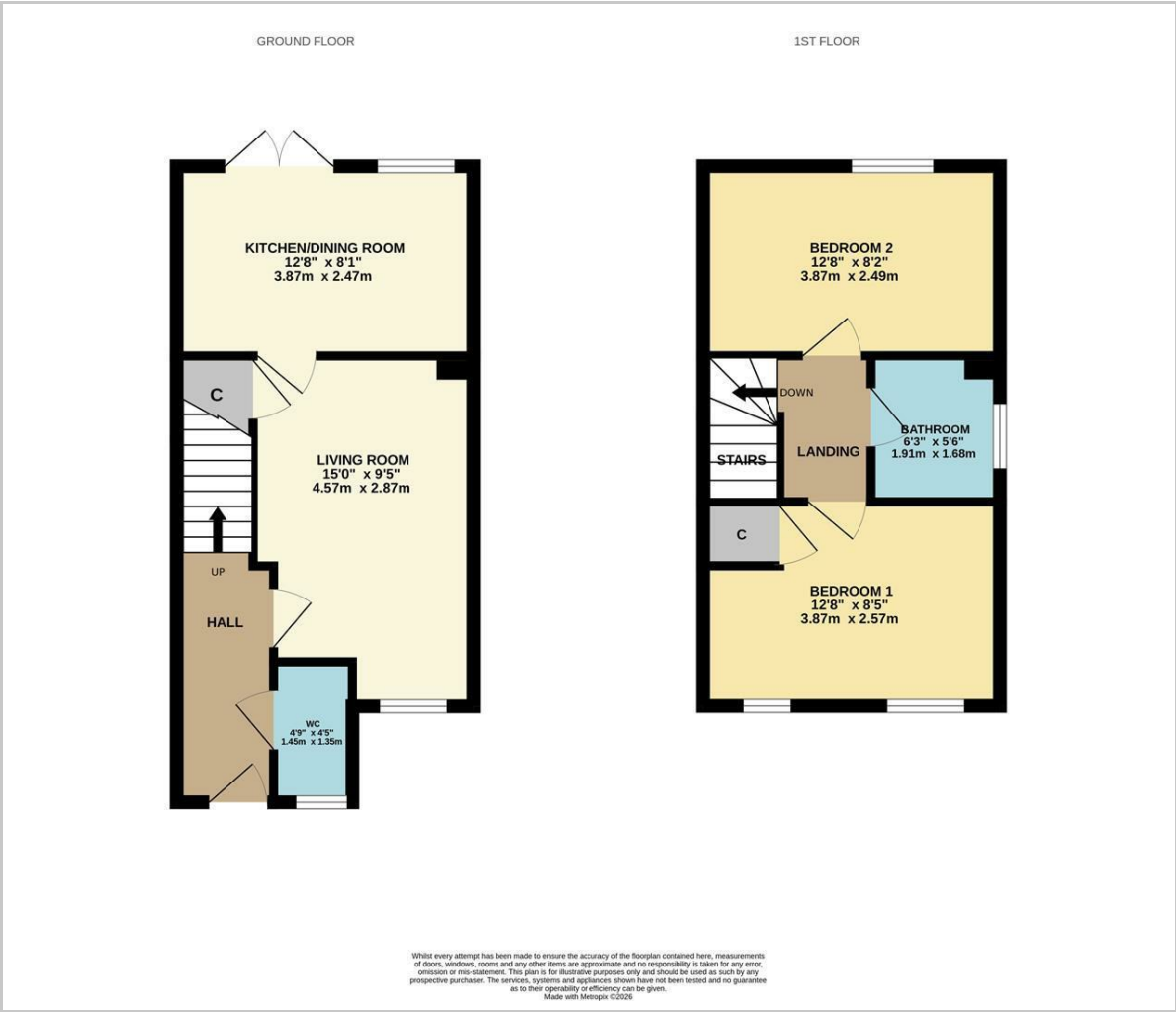
### Bathroom

6'3" x 5'6" (1.91m x 1.68m)

**Council Tax Band C - £2,425.27 Per Annum**



Floor Plan

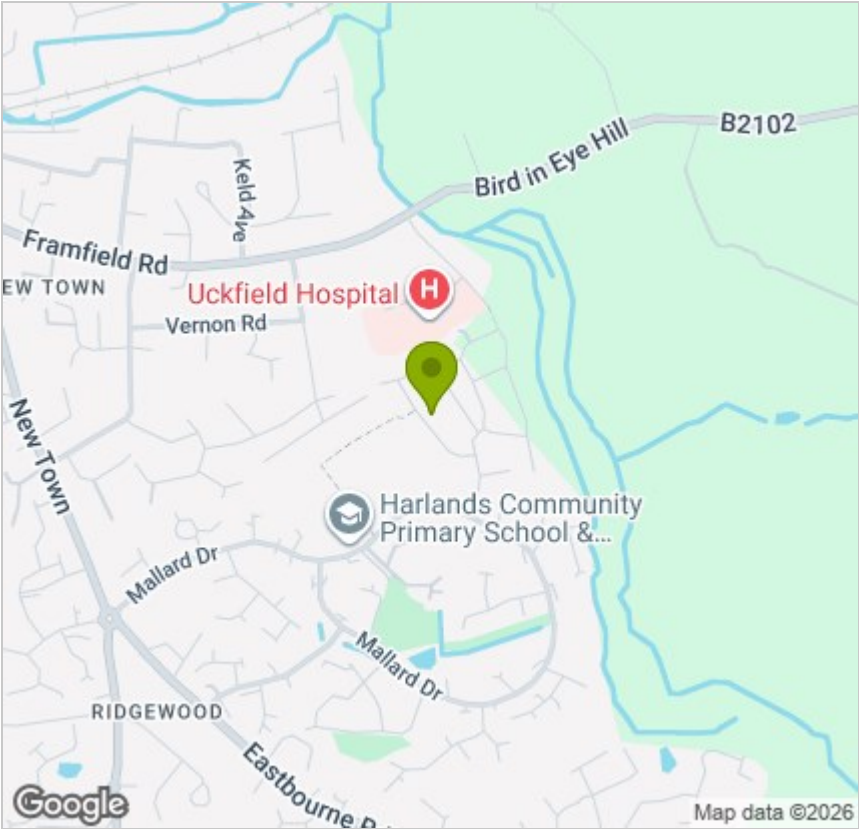


Viewing

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

