

## Manor End, Uckfield, TN22 1DN

**Price Guide £425,000**

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# Manor End, Uckfield, TN22 1DN

PRICE GUIDE OF £425,000-£450,000!!!

A beautifully extended and immaculately presented three-bedroom semi-detached home which has been enhanced and extended by the current owners, this impressive home offers a superb blend of modern design and practical family living. The heart of the property is the stunning kitchen/dining room, finished to a high standard and thoughtfully designed to create a bright, sociable space for both everyday life and entertaining. Further benefits include solar panels and well-proportioned accommodation arranged over two floors.

An inviting entrance hall leads through to the spacious sitting room, where a wood-burning stove creates an attractive focal point. To the rear, the superb kitchen/dining room features a central island with breakfast bar, providing the perfect setting for informal dining and gathering with family and friends. Doors open directly onto the rear garden, while a convenient ground-floor WC and a light-filled utility room, with double doors leading outside, complete the ground-floor accommodation.
Upstairs, there are three well-sized bedrooms, with the second bedroom benefiting from built-in storage, alongside a family bathroom.

Externally, the property continues to impress. A private driveway provides off-road parking for up to three vehicles and leads to the generous integral garage. The rear garden is a particular highlight, enjoying a high degree of privacy and a lovely backdrop of mature trees. A paved terrace offers an ideal space for al fresco dining, while the substantial lawn provides plenty of room for children to play, keen gardeners to indulge their interests or further seating areas to be created.

Situated in a quiet residential cul-de-sac, the property enjoys the best of both worlds: a peaceful setting with the convenience of the town centre, local amenities and mainline railway station all within walking distance.

























**Sitting Room**
14'10" x 13'0" (4.52m x 3.96m)

**Kitchen/Dining Room**
20'8" x 16'1" (6.30m x 4.91m)

**Laundry/Plant Room**
13'0" x 6'8" (3.96m x 2.03m)

**Bedroom One**
12'4" x 9'5" (3.76m x 2.87m)

**Bedroom Two**
11'10" x 9'5" (3.61m x 2.87m)

**Bedroom Three**
8'3" x 6'6" (2.51m x 1.98m)

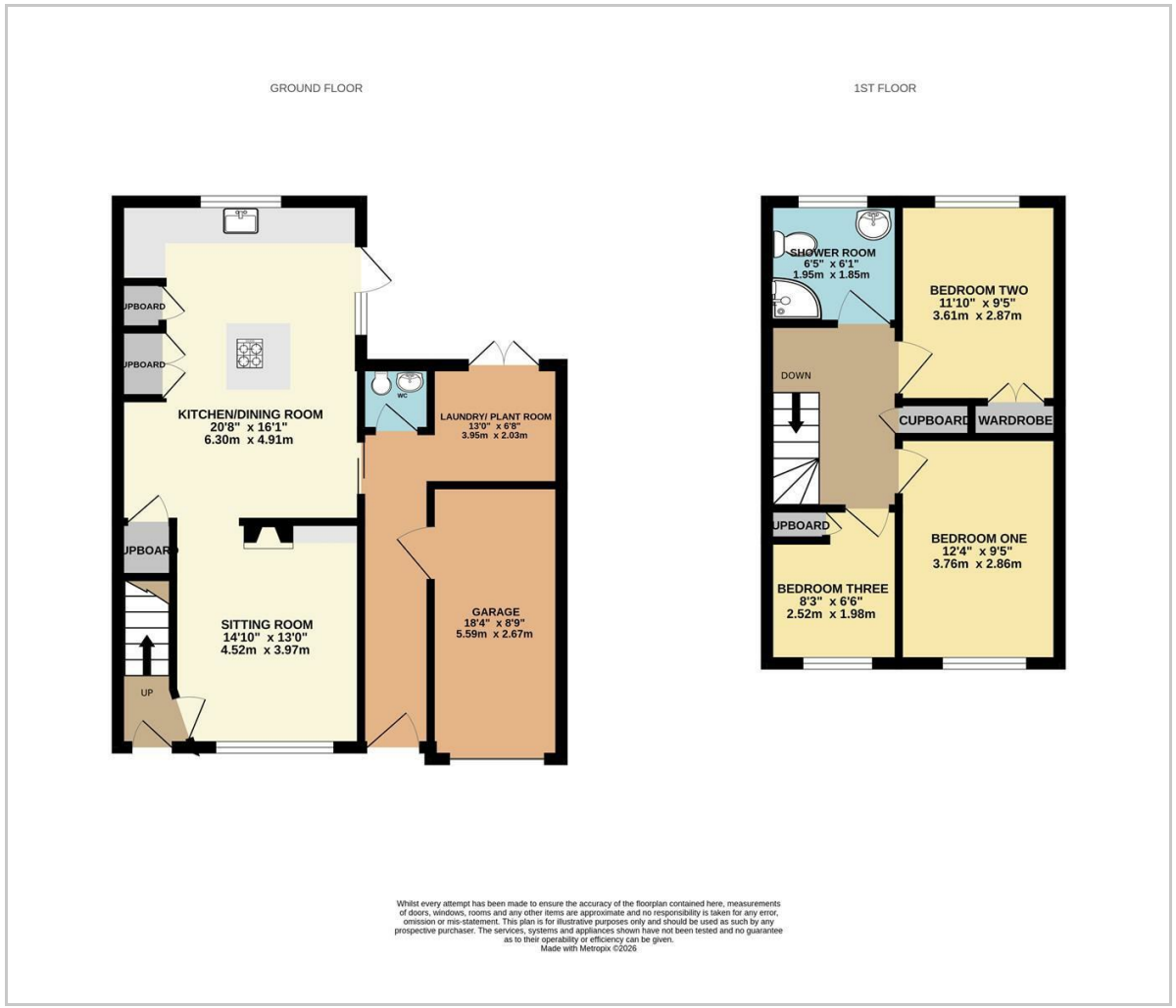
**Shower Room**
6'5" x 6'1" (1.96m x 1.85m)

**WC**

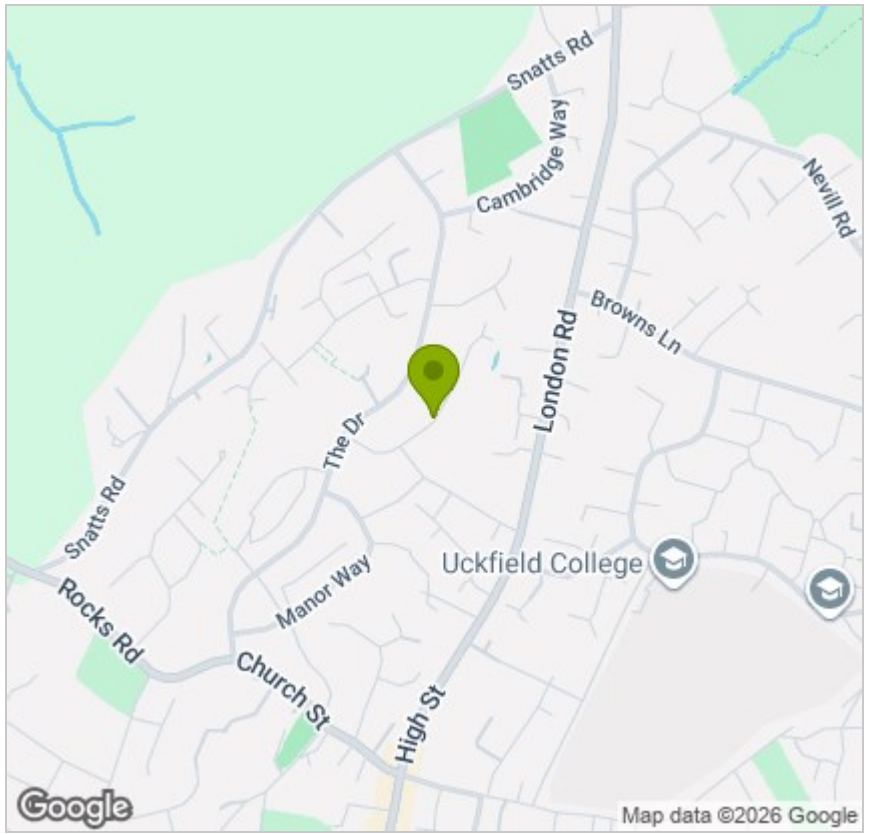
**Garage**
18'4" x 8'9" (5.59m x 2.67m)

**Council Tax Band C - £2504.68 Per Annum**

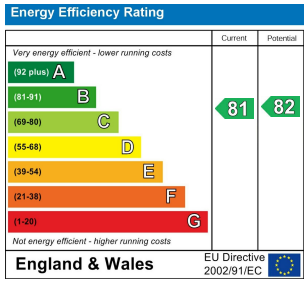
## Floor Plan




## Area Map




## Energy Efficiency Graph




## 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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