Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Cuckoo Drive, Heathfield, TN21 8AR

- 4 Bedroom Detached
- Garage & Driveway
- Walking Distance To Town
- Quiet Location
- Generous Living Space
- Private Garden



EPC RATING

Current: Potential:

EPC Awaited

O.I.E.O

£400,000



We are delighted to bring to market this particularly spacious family home which occupies a quiet cul-de-sac position in Heathfield. Ideally situated within walking distance of Heathfield High Street and the much-loved Cuckoo Trail, the property offers generous and versatile accommodation arranged over three floors, making it an excellent choice for growing families or those seeking additional space. The ground floor comprises a welcoming entrance hall, a generous sitting room featuring an attractive log burner, creating a cosy focal point for relaxing and entertaining, together with a separate dining room and a modern, well-appointed kitchen. There is also the added benefit of a downstairs cloakroom and an integral garage, offering useful storage or potential for alternative uses, subject to any necessary consents. On the first floor, the property continues to impress with four well-proportioned bedrooms, including a particularly spacious principal bedroom, alongside a modern family bathroom. The second floor provides a further versatile loft space, offering excellent storage and potential for further conversion or enhancement, subject to the necessary planning and building regulation approvals. Externally, the property enjoys a private rear garden, which is predominantly laid to lawn, providing an ideal space for families, outdoor entertaining and enjoying the warmer months. To the front, a private driveway provides convenient off-road parking. Further potential is another attractive feature of this home, with scope to extend or reconfigure the existing accommodation, potentially creating an additional en-suite bathroom or further living space, subject to the relevant permissions. Conveniently positioned for Heathfield's range of shops, cafés, amenities and schooling, as well as easy access to the Cuckoo Trail for walking and cycling, this is a fantastic opportunity to acquire a substantial home in a peaceful yet convenient location.





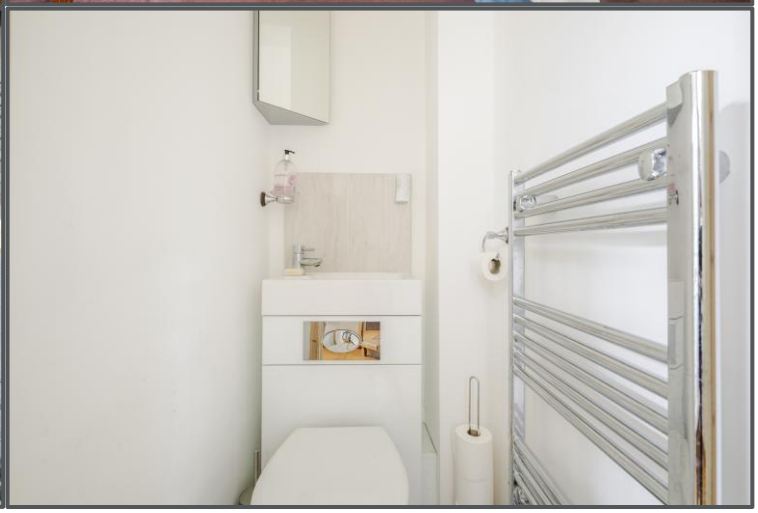






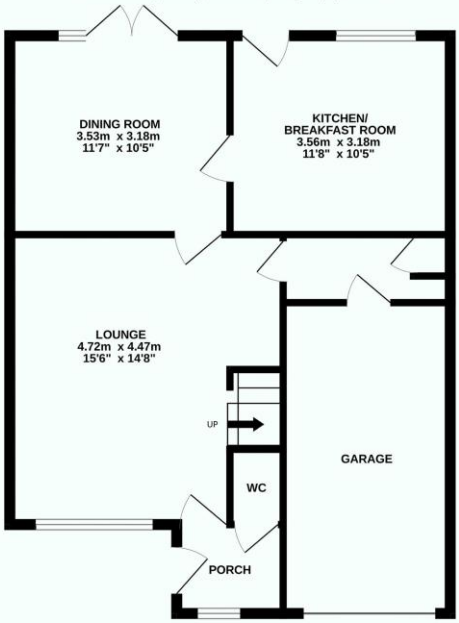




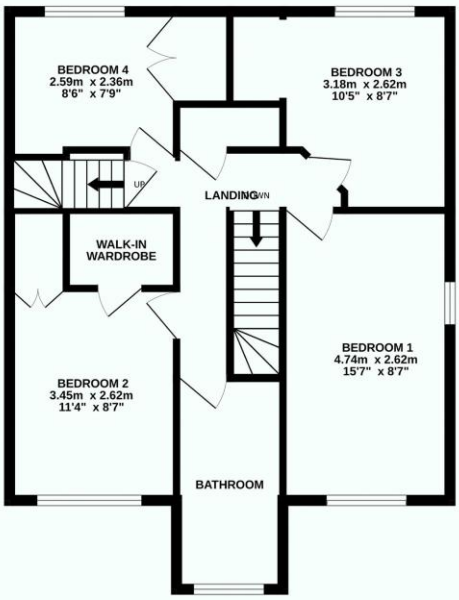


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GROUND FLOOR
64.1 sq.m. (689 sq.ft.) approx.

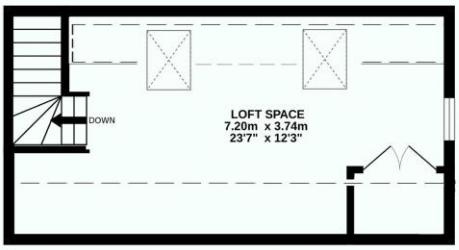


1ST FLOOR
60.1 sq.m. (647 sq.ft.) approx.



= Reduced headroom below 1.5m / 5'0

LOFT SPACE
26.9 sq.m. (289 sq.ft.) approx.



TOTAL FLOOR AREA : 151.0 sq.m. (1626 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.