

For Sale

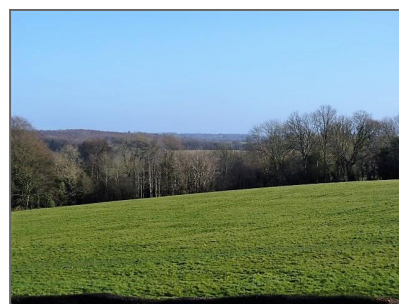
Dunstans Croft, Mayfield, TN20 6UH



£330,000

3 bedroom Semi-Detached

- ✓ Attractive 3 Bedroom Semi-detached House
- ✓ Sought-after Mayfield village
- ✓ Needs updating
- ✓ Kitchen, 2 Recepts., Bathroom & Cloakroom
- ✓ Driveway, Garage and Carport
- ✓ Large Rear Garden
- ✓ Views across the Weald
- ✓ NO ONWARD CHAIN



Description

An attractive semi-detached house with accommodation comprising entrance hall, kitchen, side hall, cloakroom, sitting room, conservatory, 3 bedrooms, bathroom, driveway, garage and car port, front and rear gardens. The property also benefits from UPVC double glazing and gas central heating and is offered for sale with no onward chain.

Council Tax Band D - 2018/2019 £1,893.01

Location

Situated in a quiet cul-de-sac and backing onto fields in the historic village of Mayfield with its range of shops, including a small supermarket, butchers, bakers, as well as cafes and pubs. The countryside surrounding the house is generally of outstanding natural beauty. For commuters, Wadhurst station is about 5 miles away and Crowborough about 6 miles. Both have regular, fast services to London. The area has a range of well regarded state and private schools .

Ground Floor

Entrance Hall - UPVC half-glazed front door to the spacious entrance hall, window to the front, stairs rising to the first floor.

Kitchen - 11'06" x 7'04" widening to 10'08" Wall and base units with worksurfaces over stainless steel sink and double drainer unit, spaces and plumbing for washing machine and fridge/freezer, space for cooker, window over looking the rear garden, door to side hall.

Side Hall and Cloakroom - Second entrance hallway with door to deep storage cupboard and door to cloakroom with high level cistern W.C., further door to the driveway and parking.

Sitting Room - 13'10" x 10'11" Built-in storage cupboards to the side of the tiled hearth and fireplace, window to the front, door to the conservatory.

Conservatory - 9'08" x 9'09" UPVC glazed conservatory on low level brick walling, fitted ceiling blinds, door to the rear garden, far-reaching views across the Weald.

First Floor

Landing - Hatch to loft space, window overlooking the rear garden and views.

Bedroom 1 - 10'09" x 8'09" Window to the front.

Bedroom 2 - 9'10" x 8'05" Built-in double wardrobe cupboard, further built-in deep storage cupboard with shelving, window to the front.



Bedroom 3 - 7'09" x 5'07" Window to the rear with far-reaching views.

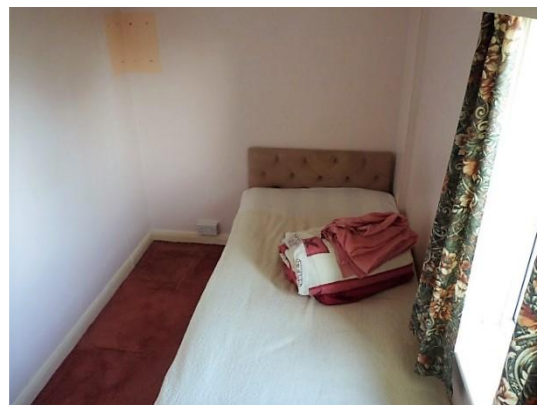
Bathroom - White suite comprising panelled bath with Triton wall-mounted shower over, pedestal wash handbasin, low level W.C., part-tiled walls, window to the rear with views.

Exterior

Driveway and Front Garden - Driveway providing off-road parking for a number of vehicles leading to the single garage and further carport. Front garden laid to lawn with mature rose bed enclosed by a stone wall and double gates.

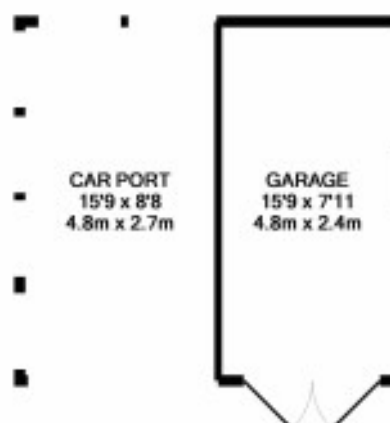
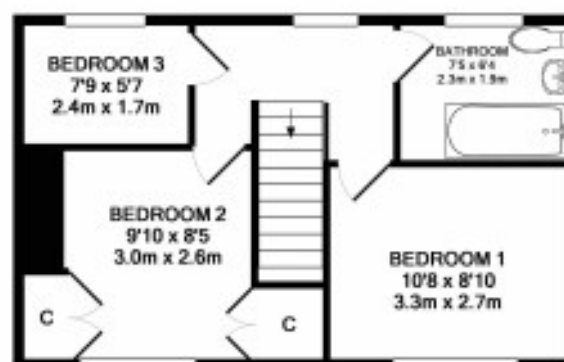
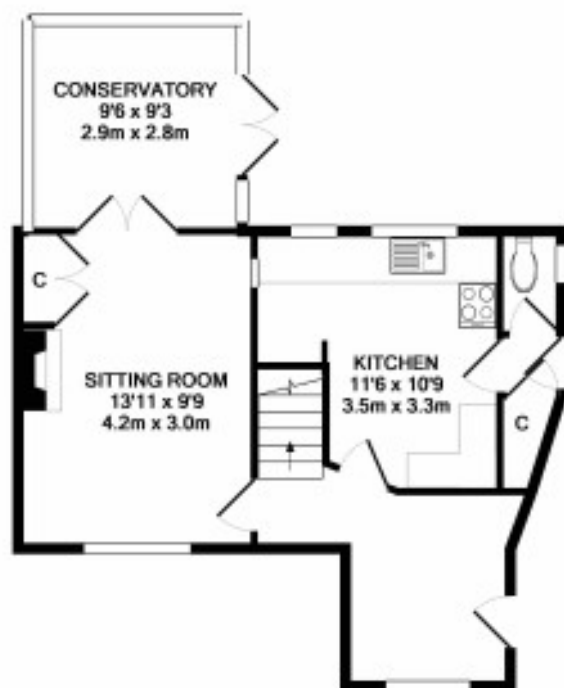
Rear Garden - Large rear garden with spectacular and far-reaching views across the Weald, backing onto fields, laid to lawn with a paved seating area, two garden sheds, greenhouse, fence and hedge enclosed, pedestrian gateway into the field behind.

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.





Floorplans



TOTAL APPROX. FLOOR AREA 1070 SQ. FT. (99.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency and Environmental Impact

