

**For Sale**

**Mulberry Way, Heathfield, TN21 8YN**



**£420,000**

## **4 bedroom Detached**

- ✓ Attractive and spacious Detached House
- ✓ 4 Bedrooms
- ✓ Open-plan Kitchen/Dining Room
- ✓ Utility Room
- ✓ Sitting Room and Office/Games Room
- ✓ Master Bedroom with En-suite Bathroom
- ✓ Cloakroom and Family Bathroom
- ✓ Front and Rear Gardens



## Description

An attractive, spacious and light detached house with accommodation briefly comprising entrance porch/boot room, entrance hall, kitchen/dining room, utility room, sitting room, office/games room, cloakroom, 4 bedrooms, family bathroom and en-suite bathroom to the master bedroom. There are front and rear gardens and a driveway providing off-road parking for 2/3 vehicles. The property benefits from UPVC double glazing throughout.

### SERVICES

Mains gas

Mains water

Mains drainage

Gas central heating

Council Tax Band E - 2019/2020 £2,428.39

## Location

Located on the popular and sought-after Green Lane development, the property is about 3/4 of a mile from Heathfield Town Centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College.

There are mainline railway stations at both Stonegate and Etchingam (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour.

The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

## Ground Floor

**Entrance Hall** - A UPVC front door with stained glass panels leads to the porch/boot room area which directly leads to the spacious entrance hall, stairs rising to the first floor.

**Kitchen/Dining Room** - 26'0" x 11'05" (max) A fabulous open-plan room with ample modern wall and base units with composite 'granite style' worksurfaces over, 1 1/2 bowl stainless steel Butler sink and drainer unit with mixer tap, built-in Bosch microwave, oven and grill further built-in oven and grill, inset electric hob with extractor over, window to the garden. In the dining area there are French doors to the garden and double doors to the sitting room.

**Utility Room** - Space and plumbing for washing machine, spaces for tumble dryer, upright fridge and upright freezer, door and window to the side.

**Sitting Room** - 15'10" x 10'08" Feature open fireplace with marble hearth and wooden mantle and surround, windows to the front and side, double doors to the dining room.





**Office/Games Room** - Formerly the garage and now a very useful office/games room/home gym space, built-in storage cupboards, door to the side.

**Cloakroom** - Low level W.C., vanity unit with wash handbasin and cupboard under, extractor fan.

## First Floor

**Landing** - A spacious landing with airing cupboard housing hot water cylinder and shelving, hatch to part-boarded loft, ladder access and light connected.

**Bedroom 1** - 12'05" x 10'09" Large double fitted wardrobes with plenty of hanging and shelving space, window to the front, door to the en-suite bathroom.

**En-suite Bathroom** - Low level W.C., Pedestal wash handbasin, panelled bath with Aqualisa shower over, radiator, part-tiled walls, obscure window to the front.

**Bedroom 2** - 11'10" x 10'08" Window to the rear overlooking the garden.

**Bedroom 3** - Window to the rear overlooking the garden.

**Bedroom 4** - Window to the front.

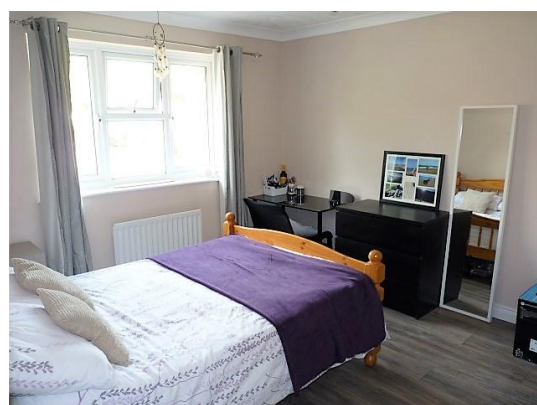
**Family Bathroom** - Low level W.C., pedestal wash handbasin, panelled bath with plumbed-in shower over, part-tiled walls, radiator, obscure window to the rear.

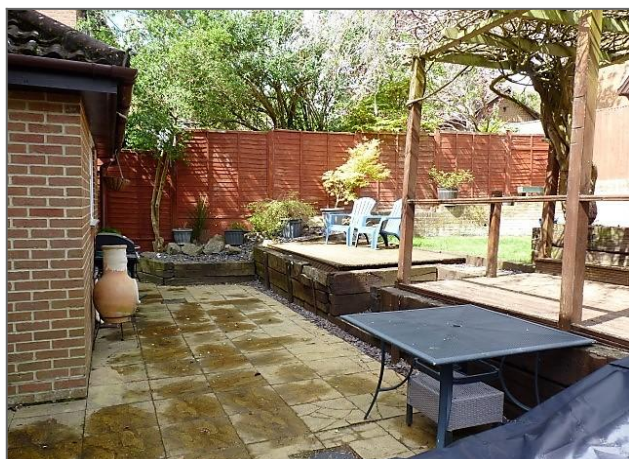
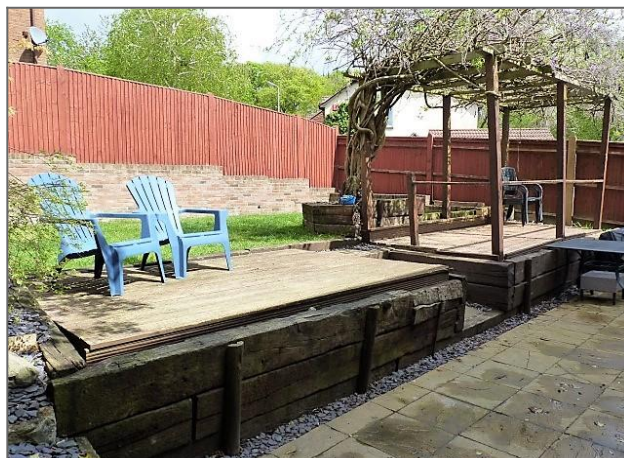
## Exterior

**Driveway and Front Garden** - Paved driveway providing off-road for 2/3 vehicles, front garden laid to lawn with stunning mature willow tree.

**Rear Garden** - A private wall and fence enclosed rear garden, laid to lawn with paved patio seating area and further raised and decked seating areas, pergola with established Wisteria over, gated side access to the front, 2 useful garden sheds, space for further shed and space for log store.

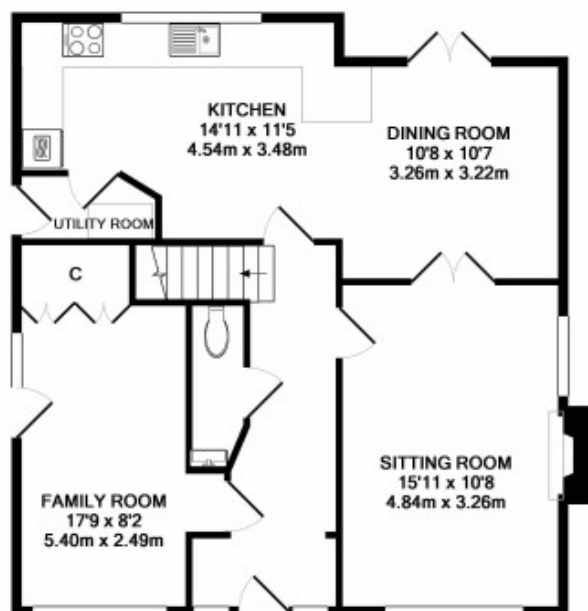
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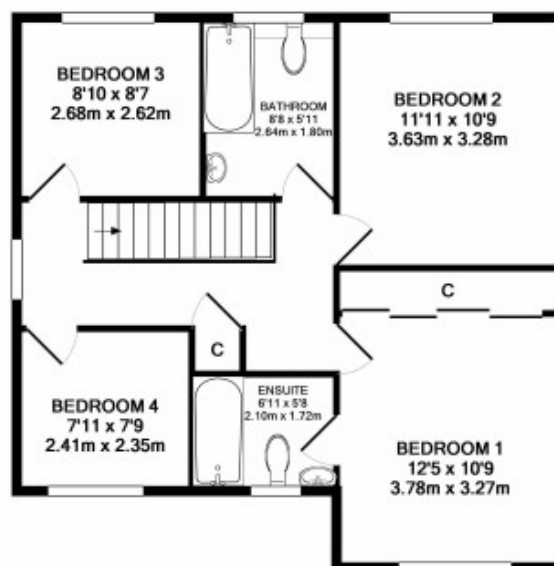




## Floorplans



GROUND FLOOR



1ST FLOOR

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

