



£450,000-475,000 guide price

10 Byron Close, Ringmer, Lewes, East Sussex, BN8 5QF

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Overview...

A great opportunity to purchase this beautifully presented 3 bedroom semi-detached home situated in a quiet cul-de-sac of quality homes on the edge of Ringmer village

This new build property boasts bright and spacious accommodation with a spacious entrance hall and ground floor W.C. This leads to a modern fitted kitchen/dining room and a generously sized living room which opens onto rear south-easterly facing conservatory and a neat, secluded garden.

On the first floor are three good size bedrooms and a bathroom which is fitted with a modern white suite.

Outside there is parking on the block paved driveway, garage with pitched roof and a wonderful rear garden which is laid to lawn with stocked borders and a garden shed.

VIEWING RECOMMENDED



The property...

STORM PORCH- Composite front door to-

ENTRANCE HALL- Stairs to first floor with cupboard under, side aspect double glazed window, underfloor heating.

CLOAKROOM/W.C. - White low-level W.C., wash hand basin, double glazed window, LVT flooring.

KITCHEN/DINING ROOM- A bright and spacious room, fitted with a comprehensive range of modern wall and base cupboards, matching worktops with stainless steel sink and mixer tap, 4 ring ceramic hob with stainless steel splash panel, matching oven below and concealed cooker hood over, integrated fridge, freezer and washing machine, space for dining table, LVT flooring with underfloor heating, front aspect double glazed window.

SITTING ROOM- A good size room with rear aspect double glazed window overlooking the rear garden, double glazed, double doors opening to-

CONSERVATORY- Double glazed construction overlooking the rear garden with door opening onto the rear patio.

FIRST FLOOR LANDING - Linen cupboard, hatch to loft space.

BEDROOM- A good size double room with front aspect double glazed window, double built-in wardrobe, door to-

ENSUITE SHOWER- Modern white suite comprising a walk-in shower with glass screen and tiled enclosure, wash hand basin set in vanity unit, low level W.C., heated towel rail, tiled floor.

BEDROOM- A double room with rear aspect double glazed window, built-in wardrobe.





Property and Outside...

BEDROOM- Rear aspect double glazed window, built-in wardrobe.

BATHROOM- Modern white suite comprising a panel enclosed bath with mixer tap and shower over, folding glass screen and tiled walls, wash hand basin with mixer tap, low level W.C., heated towel rail, tiled floor.

OUTSIDE

FRONT GARDEN- Area of lawn with block paved path to front door. Parking space in front of garage.

REAR GARDEN- A generously sized garden enclosed for privacy with hedge on one side and fence on other. Slate feature bed in the middle and shed to the rear. Gated side access.

GARAGE- Brick built with pitched roof, rear door access to garden

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Location...

Byron Close forms part of a modern development constructed within the last six years. The development boasts direct access to scenic walks and easy access to The Village Green with wildlife pond, children's playground and recreation ground.

Ringmer -is a large village just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few. Ringmer benefits from a modern Health Centre and pharmacy and also two public houses within the village and a third just to the outskirts, all of which offer dining services. Ringmer has many sports clubs including football, bowels, and cricket and more leisurely activities are held at the village hall where there is now also a local library.

Regular bus services running until late at night, offer services to Lewes, Brighton, Uckfield and Tunbridge Wells. A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes



Tenure - Freehold

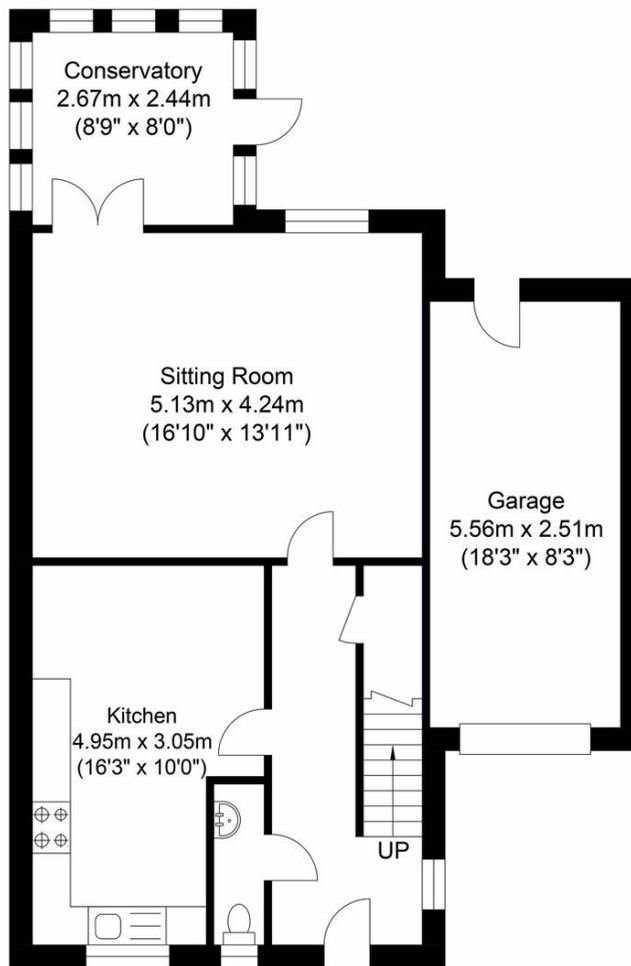
Gas central Heating

Double Glazing.

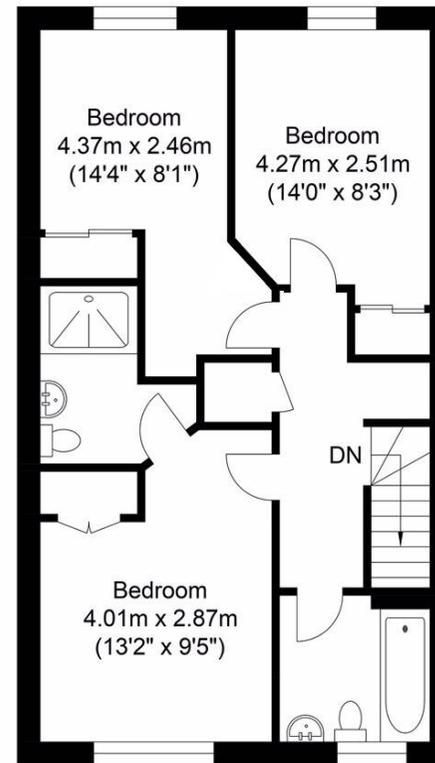
EPC Rating - B

Council Tax Band - E

Viewing recommended



Ground Floor
Approximate Floor Area
736.68 sq ft
(68.44 sq m)



First Floor
Approximate Floor Area
513.0 sq ft
(47.66 sq m)

Approximate Gross Internal Area (Including Garage) = 116.10 sq m / 1249.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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