



40 Hunters Way, Uckfield, East Sussex, TN22 2BB

Guide Price **£365,000-£385,000**

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McTAGGART**
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40 Hunters Way

Uckfield

A CHAIN FREE three bedroom detached modern family home, occupying a pleasant corner plot with a driveway and detached single garage. Situated in a sought after cul de sac, within walking distance of the Rocks Park Primary School and the town centre.

This impressive home occupies a seldom found corner plot within this small estate and benefits from a large level lawn to the front. The property has been beautifully maintained and finished to an impeccable order, affording a modern kitchen and family bathroom suite. In addition, within the past 12 months the property has been re-decorated and had new flooring throughout.

The accommodation is arranged over two storeys and is entered via a central hallway which continues through to an open plan dining room and a useful enclosed rear porch. The kitchen is fitted with a matching range of units with a built-in electric hob and oven and there is a spacious sitting room which enjoys a front aspect.





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The first floor provides a landing, three bedrooms with the principal bedroom having a built-in cupboard. The family bathroom comprises of a white suite with enclosed bath. Outside, the front of the property is approached via a central pathway, the driveway and garage are accessed to one side. The rear garden is predominately laid to lawn with a decked seating terrace. The whole is enclosed by close board fencing and enjoys a good degree of seclusion.

EPC: D

Council Tax band: D

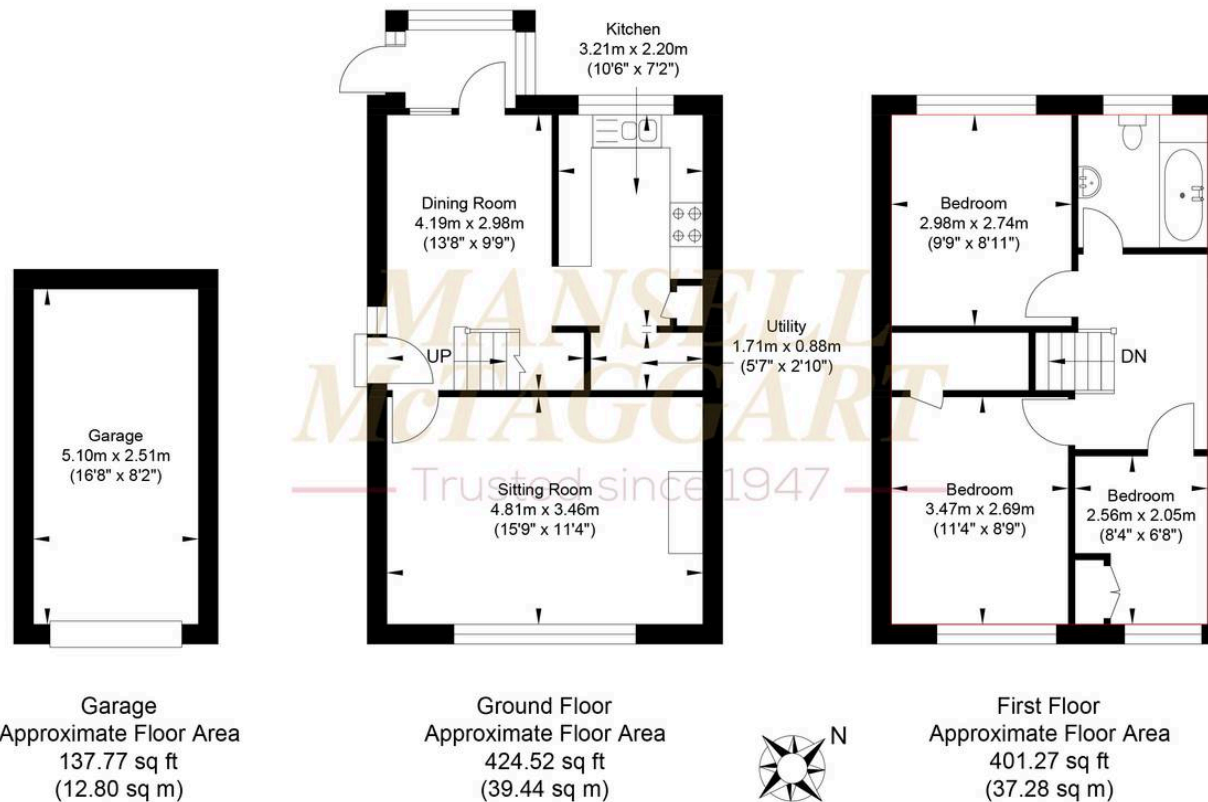
Mains drainage

GFCH

- A three bedroom modern family home
- Occupying a pleasant corner plot
- Driveway and garage
- Spacious sitting room
- Dining room
- Rear porch
- Modern fitted kitchen and family bathroom
- Principal bedroom with built-in cupboard
- Walking distance to Rocks Park primary and town centre
- Scope for enlargement



Hunters Way



Approximate Gross Internal Area (Excluding Garage) = 76.72 sq m / 825.79 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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