



**65 Trefoil Way, Ridgewood**  
Uckfield

Guide Price **£550,000 – £575,000**

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# 65 Trefoil Way

Ridgewood, Uckfield

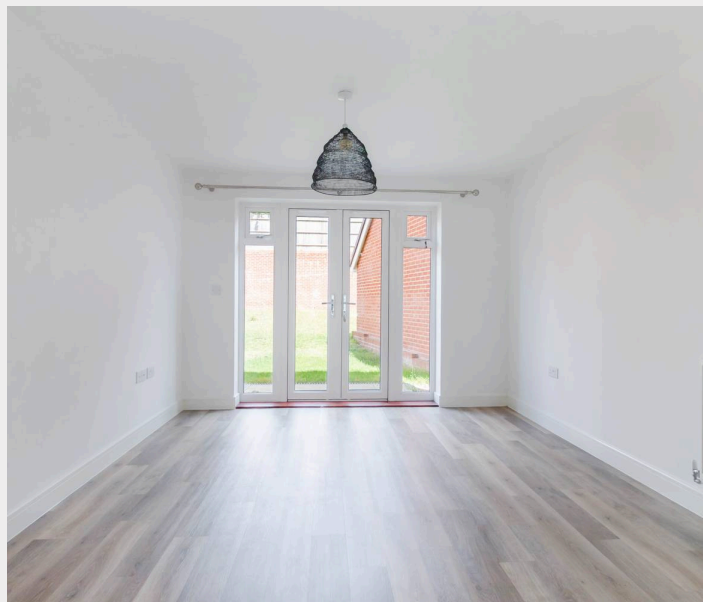
A CHAIN FREE and recently constructed 4 double bedroom, 2 bath/shower room family home enviably positioned on the edge of this sought-after modern development on the southern outskirts of Uckfield.

Constructed in 2021 by Taylor Wimpy this delightful home still has the remainder of a 10 year NHBC new home warranty, is offered with no onward chain and benefits from, in brief, on the ground floor; a spacious entrance hall, a downstairs study/family room, a useful utility room with WC, a spacious living room with double doors opening onto the rear garden, a kitchen breakfast room with integrated appliances communicating via double doors to the dining room which in turn offers double doors opening onto the outside seating terrace.

Council Tax band: F

Tenure: Freehold

- CHAIN FREE
- Nearly new detached family home
- 4 double bedrooms
- 2 bath/shower rooms
- Remainder of NHBC
- Detached garage
- EPC rating 'B'
- Useful utility room
- Downstairs study/family room
- Generous garden







## 65 Trefoil Way

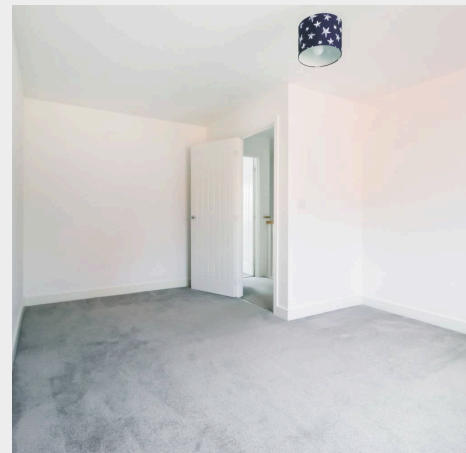
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From the entrance hall a staircase rises to the first floor, offering; a principle bedroom with an ensuite shower room, 3 further double bedrooms and a family bathroom with shower above the bath.

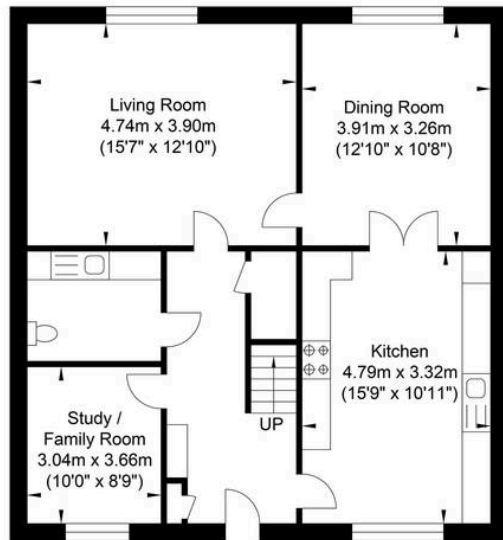
Outside the rear garden is a generous size, mainly walled with a seating terrace immediately adjoining the rear of the property, a personal door offers pedestrian access to the detached garage and a gate offers side access front to rear.

The front of the property is approached via a long driveway boasting parking for a number of vehicles, a path through the front garden leads to a covered entrance.

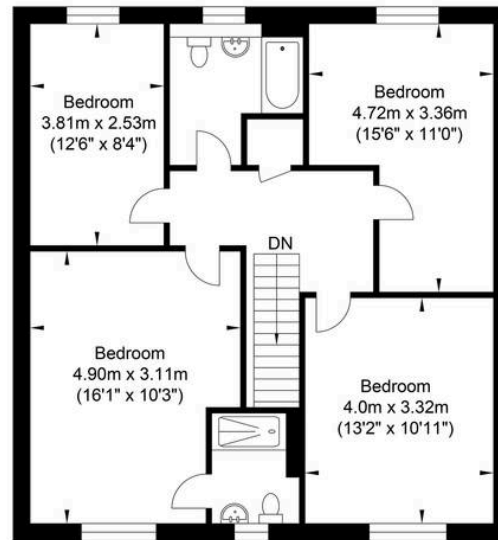
Uckfield town centre is close by offering a vast array of shops and leisure facilities including a public library and cinema, several bars and restaurants, supermarkets and a popular leisure centre, as well as schooling for all ages including a sixth form community college. There is also Uckfield train station with trains to London in approx. 1 hour 20 mins.



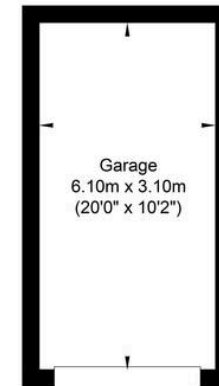
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Ground Floor  
Approximate Floor Area  
771.23 sq ft  
(71.65 sq m)



First Floor  
Approximate Floor Area  
771.23 sq ft  
(71.65 sq m)



Garage  
Approximate Floor Area  
203.54 sq ft  
(18.91 sq m)

Approximate Gross Internal Area (Excluding Garage) = 143.30 sq m / 1542.46 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart Uckfield**

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