



2 North Drive, Maresfield Park, Maresfield. TN22 3FA

Guide Price **£1,250,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

2 North Drive, Maresfield Park

Maresfield

A nearly new and outstanding five bedroom three bathroom detached executive style home occupying a generous plot of 0.33 of an acre with an adjoining double garage and forming part of a small cul de sac within Maresfield Park.

This stunning home was constructed in 2022 and has been finished to an exceptional standard. The property is arranged over two storeys and extends to 3072.01 sq ft (including the garage), benefitting from solar panels with the ground floor enjoying underfloor heating and affording three spacious reception rooms, an impressive kitchen/dining room with integrated Neff appliances, stone worksurfaces, central island and a cloakroom. The first floor has a magnificent galleried landing, 5 generous size bedrooms, two of which are en-suite and a family bathroom. The landscaped rear garden is mainly laid to level lawn with a seating terrace immediately adjoining the rear of the property.

- An outstanding 5 bedroom detached executive style home
- Constructed and finished to an exceptional standard in 2022
- Occupying a generous plot of 0.33 of an acre
- Forming part of a small cul de sac
- Underfloor heating throughout the ground floor
- Stunning designer kitchen/breakfast/living room
- Utility room





2 North Drive, Maresfield Park

Maresfield

The property is entered via a central reception hall with the cloakroom found nearby, there is a generous size study, a dining room with attractive bay window, a sitting room with wood burning stove and a set of French doors opening to the rear garden and a beautifully fitted designer kitchen/breakfast/living room with stone work surfaces, central island, a number of Neff ovens and integrated appliances and bi-folding doors opening to the rear garden. Continuing off the kitchen is a useful utility room with a personal door opening to one side.

The first floor provides a galleried landing, a wonderful principal bedroom with en-suite shower room, a guest bedroom with en-suite, three further double bedrooms and a modern contemporary family bathroom comprising a fully tiled white suite.

Outside, the front of the property is approached via a block paved drive which in turn leads to the attached double garage and an external EV point. The rear garden is predominately laid to lawn with a seating terrace adjoining the rear of the property, the whole enjoying a good degree of seclusion enclosed by hedging.

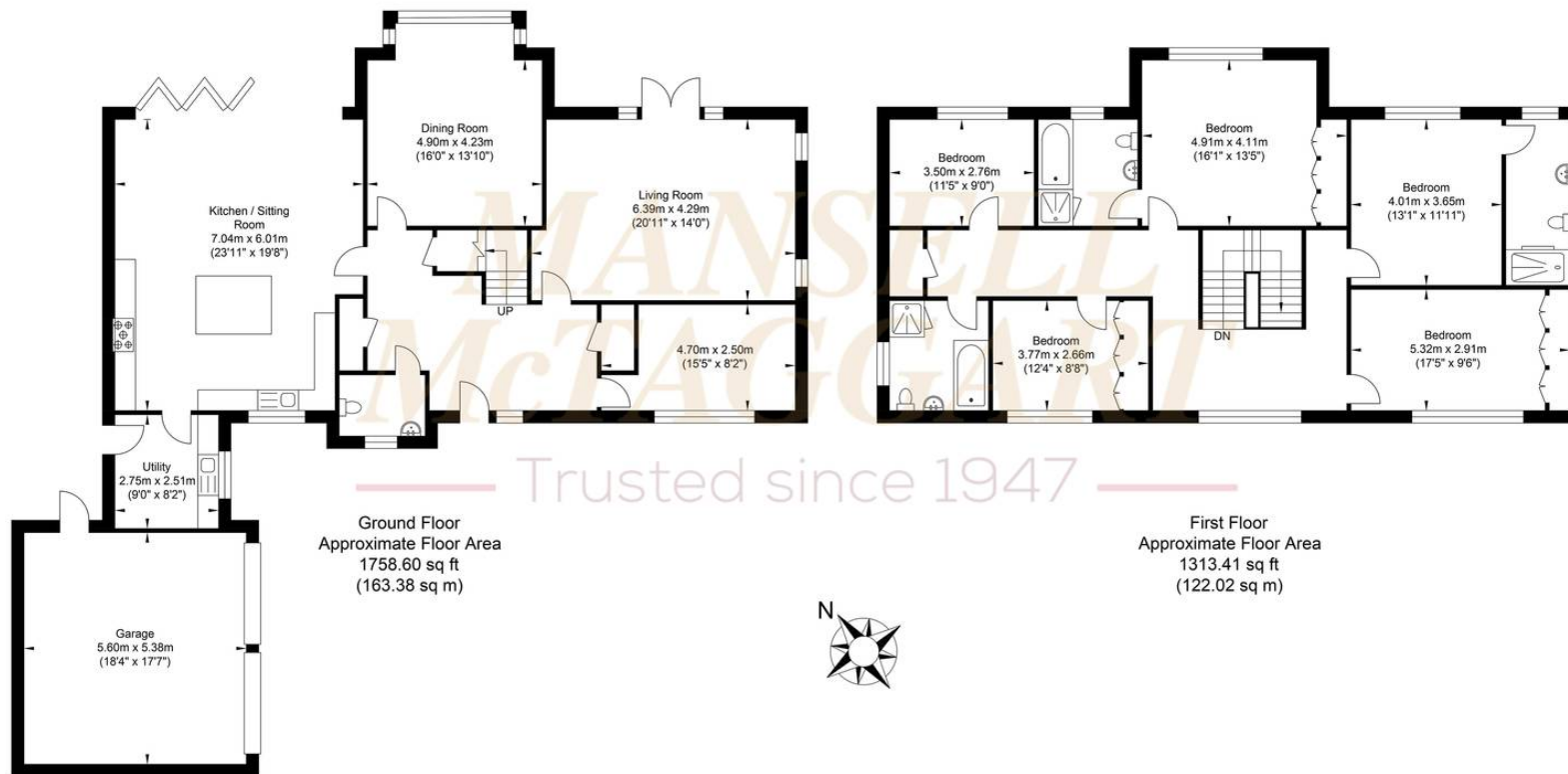
Council Tax band: G

EPC Rating: C

Tenure: Freehold



North Drive



Approximate Gross Internal Area (Including Garage) = 285.4 sq m / 3072.01 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.