



7 Larnach Close, Uckfield

Uckfield

Guide price £350,000 – £375,000

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McTAGGART**
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7 Larnach Close

Uckfield

An extended 3 bedroom semi-detached family home having been recently renovated by the current owners to an exacting standard, enjoying a delightful traffic free position with a secluded south facing garden and far reaching views across Uckfield to the South Downs beyond.

Occupying a generous and level plot this beautifully presented property benefits from, in brief, on the ground floor; an entrance hallway, a spacious living room with a gas fireplace, an impressive kitchen dining family room with a range of matching shaker style units to eye and base level, integrated Bosch appliances, a large understairs storage cupboard, double doors from the dining area leading to the South facing seating terrace and access to the sizeable utility room which in turn provides access to the side of the property.

From the entrance hall a staircase rises to the first floor offering; a generous principle bedroom with an airing cupboard, a beautifully fitted family bathroom with a shower above the bath, a second double bedroom and a large single bedroom. The principle and third bedrooms enjoy delightful far reaching views across Uckfield town to the South Downs beyond.

Outside the south facing garden is a particular feature, mainly laid to level lawn bordered by raised flower beds, a spacious seating terrace immediately adjoins the rear of the property and a timber shed is situated at the far end of the garden. A wide passage provides side access front to rear.





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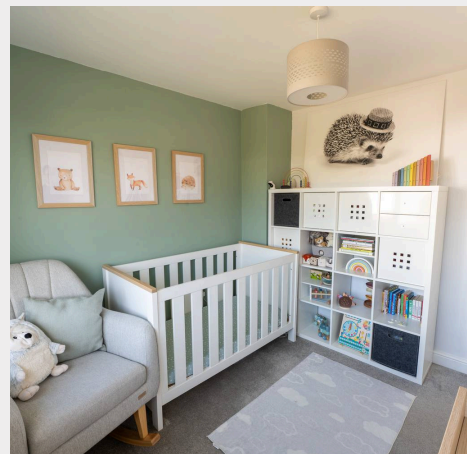
Uckfield, Uckfield

The property is situated in a traffic free position just off Larnach Close, front is accessed via a footpath leading to the front garden. A garage can be found nearby en-bloc. Larnach Close situated on the popular Manor Park development within a short walk of the leisure centre, local primary school, community 6th Form College, Buxted Park/open countryside. There is a small parade of shops also within walking distance offering day-to-day conveniences including Tesco Express with a more comprehensive range of shopping facilities available in Uckfield High Street which also boasts a wide variety of bars and restaurants, together with a railway station offering services to London/direct line to London Bridge (Uckfield station to London Bridge 1hr 10mins) which is also within easy walking distance. The nearby A272 offers swift vehicular access to Haywards Heath, which also offers a fast and regular commuter train service to London (Victoria/London Bridge both approx. 47 minutes). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles). The picturesque Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books can be found to the north of Nutley village and these fine open areas offer extensive walking and riding.

Council Tax band: C

EPC rating: C

Mains gas and mains drainage





Mansell McTaggart Uckfield

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