



**MANSELL
McTAGGART**
— Trusted since 1947 —



16 Buttinghill Drive, Cuckfield

Guide Price **£600,000**



This superb 3-BEDROOM SEMI-DETACHED family home of (1,285 sq.ft.), ARRANGED OVER 3-FLOORS, sits in a leafy and tucked away position at the far end of a QUIET CUL-DE-SAC in the sought-after 'Mantell Park' Development on the northern fringe of Cuckfield village, built by Taylor Wimpey Homes in 2014.

The spacious accommodation, having been RE-CONFIGURED TO THE GROUND FLOOR IN 2023 by the current owners, provides a highly functional family home shaped for modern day family living. Forming the heart of the house is a fabulous KITCHEN/DINING ROOM, repositioned to the rear aspect whilst benefitting from bi-folding doors opening to the garden. Re-fitted Shaker-style cabinetry is complemented with Quartz worksurfaces and extends to an imposing island complete with induction hob with internal extractor, power points and high seating. Integrated appliances include a built-in double-oven, fridge/freezer and microwave. The rear elevation of this impressive room features a glazed roof allowing an abundance of natural light to flood in with plenty of space available for dining furniture.



A bright and spacious LIVING ROOM positioned to the front benefits from a large, fitted storage cupboard. Midway, off the hall, is a CLOAKROOM/WC having been widened and converted to create a UTILITY ROOM with fitted base cupboards and a warm-air drying system mounted above, integrated washing machine and separate tumble dryer.

From the hallway, the staircase, with modular pull-out storage drawers, rises to the FIRST FLOOR LANDING where there are TWO BEDROOMS, one of which is a particularly spacious double positioned to the rear. BEDROOM 3, a single, sits to the front and the FAMILY BATHROOM, positioned midway, is equipped with a modern white suite.

A further staircase rises to the SECOND FLOOR LANDING where there is a storage cupboard and door opening into an impressive PRINCIPAL BEDROOM, featuring a Dormer window, fitted wardrobes and a modern EN-SUITE SHOWER ROOM with Velux roof window.

BENEFITS INCLUDE: GAS-FIRED CENTRAL HEATING, uPVC DOUBLE-GLAZED WINDOWS & DOORS THROUGHOUT, HIGH QUALITY AMTICO WOOD-PLANK EFFECT FLOORING TO GROUND FLOOR, PLANTATION-STYLE SHUTTERS TO LIVING ROOM & FRONT SINGLE BEDROOM, LOW MAINTENANCE REAR GARDEN, GARAGE & PRIVATE DRIVEWAY.



OUTSIDE: To the front is a small area of lawn with bedding border and path to front door. To the rear of the property is a PRIVATE DRIVEWAY and GARAGE with OFF-ROAD PARKING FOR 2/3 VEHICLES. A gate from here leads into the fully enclosed, low-maintenance rear garden with high-quality artificial lawn as well as a newly laid patio. Visitor parking is also available within Buttinghill Drive on a first come first served basis.

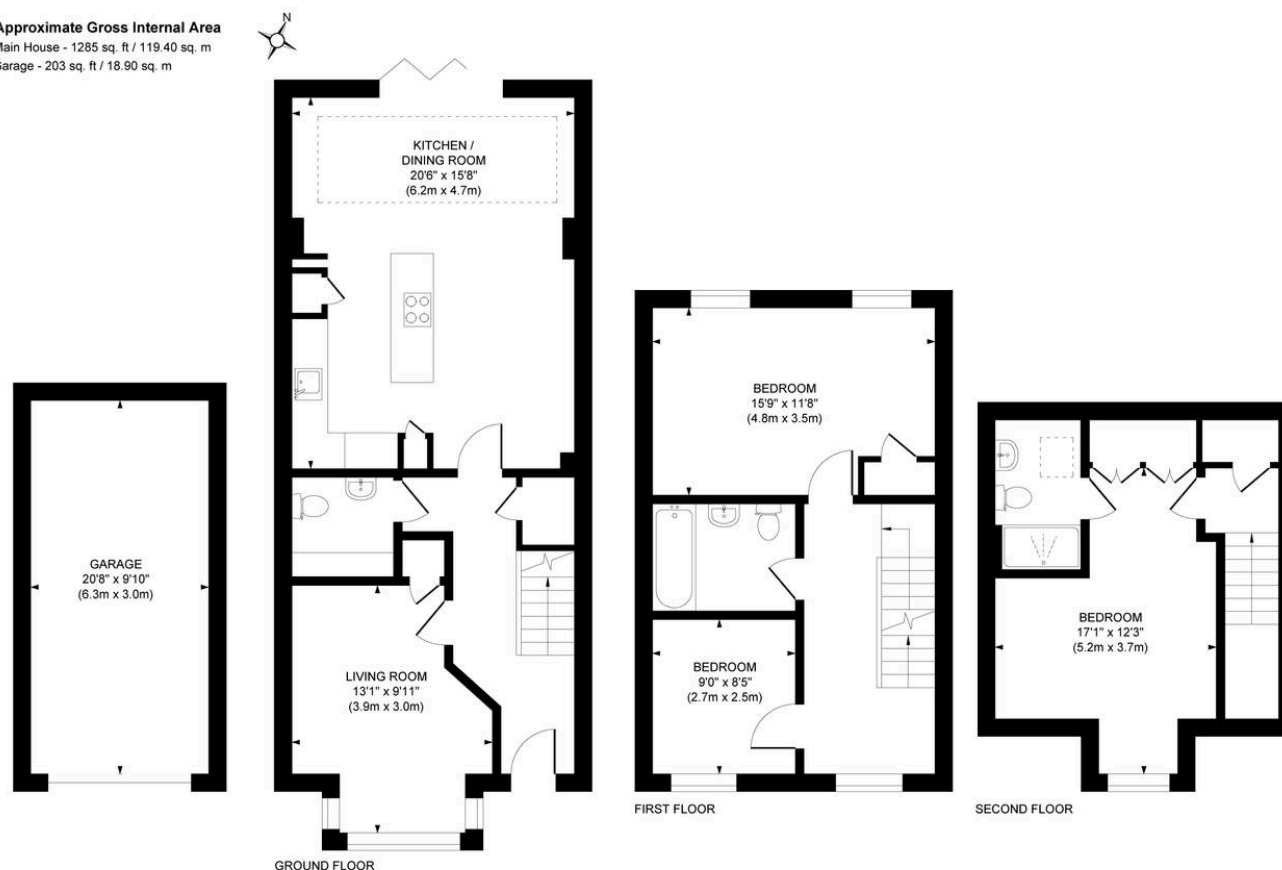
Tenure: Freehold

- BEAUTIFULLY PRESENTED 3-BEDROOM SEMI-DETACHED TOWNHOUSE OVER 3-FLOORS (1,285 SQ.FT.)
- RE-CONFIGURED GROUND FLOOR ACCOMMODATION IDEAL FOR FAMILY LIVING.
- LARGE OPEN PLAN KITCHEN/DINING ROOM TO REAR WITH PART-GLAZED ROOF.
- FAMILY ROOM TO FRONT.
- SEPARATE UTILITY/CLOAKROOM/WC.
- TWO BEDROOMS TO FIRST FLOOR WITH FAMILY BATHROOM.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM TO SECOND FLOOR.
- GARAGE & PRIVATE DRIVEWAY PARKING FOR 2/3 VEHICLES.
- LOW MAINTENANCE REAR GARDEN WITH PATIO.
- EPC RATING: C.
- COUNCIL TAX BAND: E.

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Approximate Gross Internal Area
Main House - 1285 sq. ft / 119.40 sq. m
Garage - 203 sq. ft / 18.90 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Cuckfield

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