



13 Bay Tree Close, Heathfield

Heathfield

Guide Price **£500,000-£525,000**

**MANSELL
McTAGGART**
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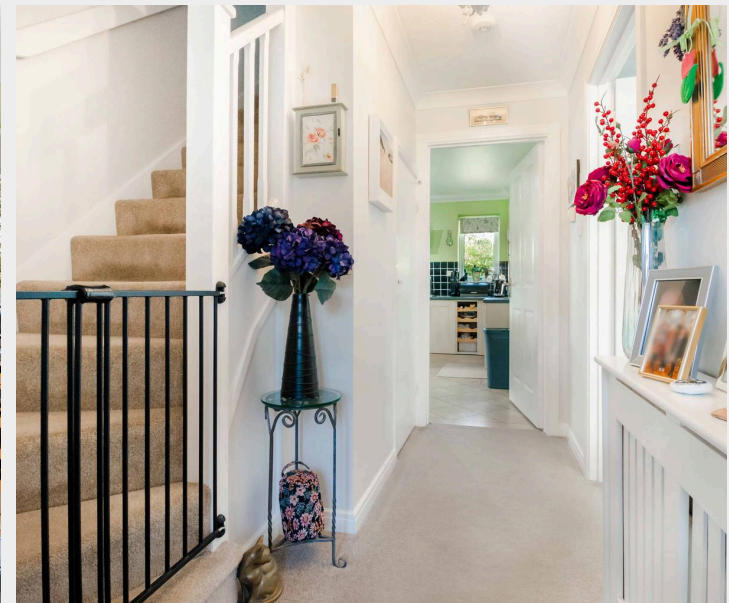
13 Bay Tree Close

Heathfield

£500,000-£525,000 13 Bay Tree Close is a stunning detached family home found in a peaceful setting on the edges of the popular town of Heathfield. The property is tucked away in a pleasant cul-de-sac near a beautiful nature reserve surrounded by Areas of Outstanding Natural Beauty, woodland, and scenic walks. Nearby schools, including an Ofsted Outstanding primary school and community college, as well as the high street and shops, which are only a short walk away.

The ground floor is entered via the hallway with the downstairs cloakroom adjacent and a useful under-stairs storage cupboard. There is a spacious sitting room with a large bay window and a gas fireplace, a generous kitchen with a range of matching units to eye and base level and a breakfast bar peninsula, a separate dining room with access via double doors into the sitting room, creating an excellent space for entertaining. Sliding doors lead onto a well-sized private rear garden. The property also benefits from Trooli superfast broadband installed.

- Detached family home
- 4 bedrooms
- 2 bath/shower rooms
- Beautifully presented
- Highly sought after development
- Recently fitted boiler
- Thoughtfully landscaped rear garden
- Integral garage and driveway
- Quiet cul-de-sac
- Trooli superfast broadband





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The first floor offers two double bedrooms one with built-in wardrobes, the principal bedroom also benefits from an en-suite bathroom. There are two further well-proportioned rooms which are served by a family bathroom.

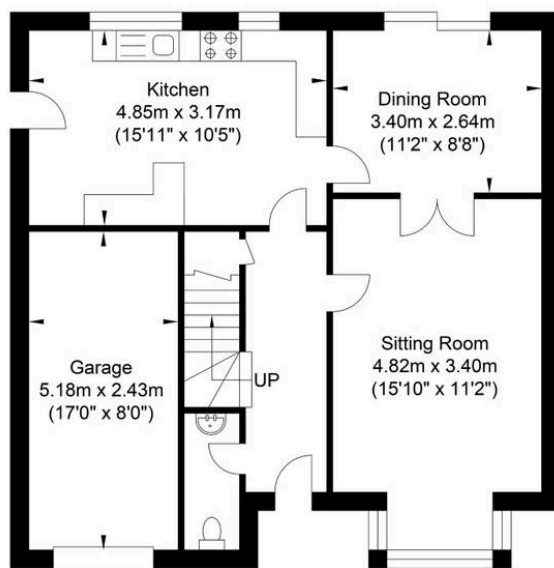
Outside, the private rear garden is mainly bordered by mature hedges creating an excellent level of seclusion and has been thoughtfully designed with a patio seating area immediately adjoining the rear of the property, a useful 8 x 6 shed set on a hard standing and a gate to the rear providing access to the path beyond which in turn provides access to Parkside Community Primary School within a two minute walk.

Council Tax band: E

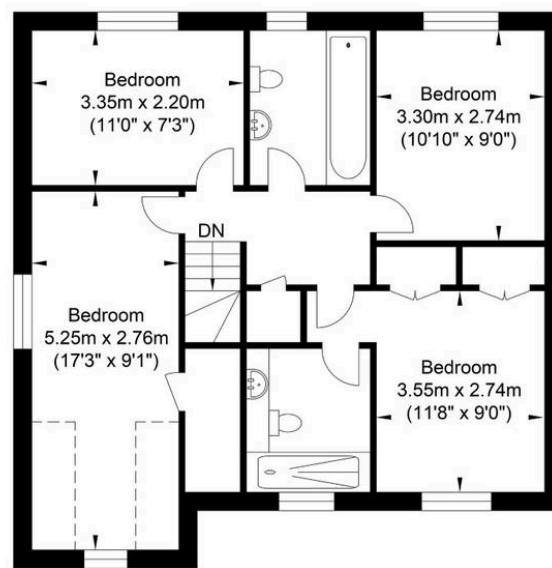
Tenure: Freehold



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Ground Floor
Approximate Floor Area
727.20 sq ft
(67.56 sq m)



First Floor
Approximate Floor Area
699.33 sq ft
(64.97 sq m)

Approximate Gross Internal Area (Including Garage)= 132.53 sq m / 1426.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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