



1 Queens Approach, Uckfield, TN22 1RU

Guide Price £365,000 – £385,000

**MANSELL
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1 Queens Approach

Uckfield

A beautifully improved three bedroom semi-detached family home occupying a pleasant corner plot with a driveway providing off street parking and a detached garage. Conveniently situated and within walking distance of many amenities.

This stunning home has been significantly improved and remodified by the current owners to provide exceptional living accommodation throughout. The kitchen/dining room is a particular feature of the home, impeccably finished enjoying ample light with a set of French doors leading out to a large garden. The bedrooms and bathroom and been thoughtfully planned, tastefully decorated and affording great amount of storage. The boundaries extend beyond the gardens to one side which provide a good degree of seclusion.

The property is entered via a central lobby area which continues through to a generous sitting room. The kitchen/dining room is well planned and comprises of a matching range of base units, a peninsula with built-in wine rack and a useful understairs cupboard housing the domestic appliances. The dining area has a set of French doors leading to the rear garden and enjoys a fine aspect.

Council Tax band: C

Tenure: Freehold





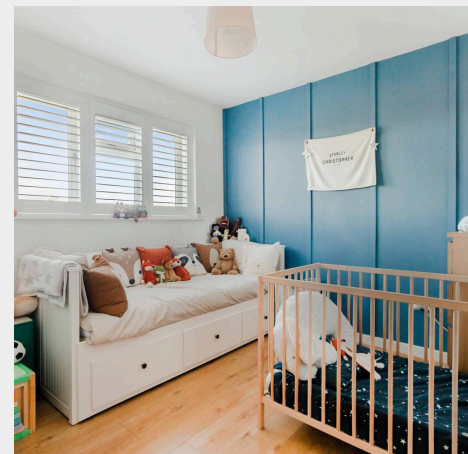
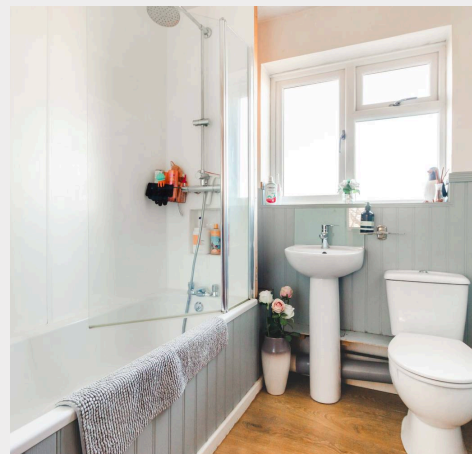
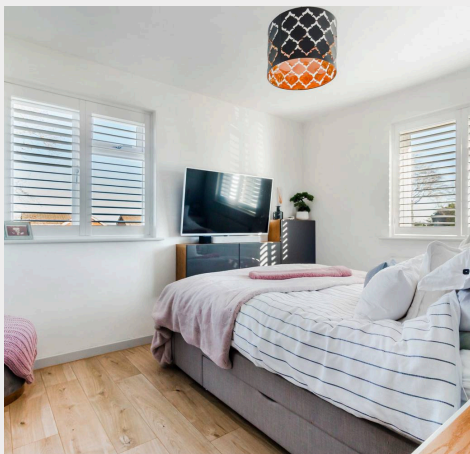
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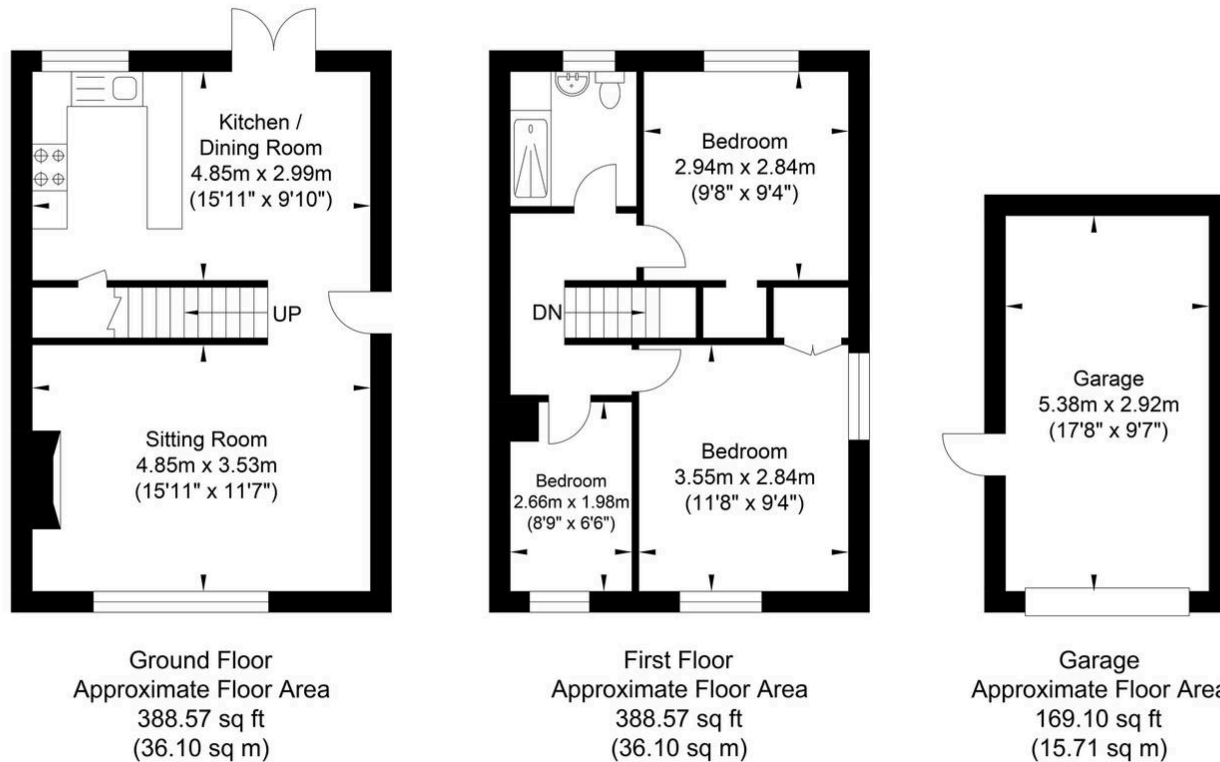
The first floor provides a landing, a principal bedroom with built-in wardrobe, two further bedrooms and a family bathroom comprising a white suite and an enclosed bath.

Outside, the front of the property is approached via a driveway which provides off street parking and in turn leads to a detached garage. The rear garden is predominantly laid to lawn with a paved seating terrace adjoining the rear of the garden and there is a personal door giving access to the garage.

1 Queens Approach is situated on the fringes of the estate, within a short stroll of the picturesque Buxted Park offering fine scenic walks. A small parade of shops is also nearby including a Tesco Express whilst both primary and secondary schools together with a popular leisure centre are also within striking distance. Uckfield town centre is within walking distance and offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre and railway station providing services to London.



Queens Approach, Uckfield



Approximate Gross Internal Area (Excluding Garage) = 72.20 sq m / 777.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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