



11 Oakwood Close, Five Ash Down TN22 3EF
Uckfield

Guide Price **£400,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

11 Oakwood Close

Five Ash Down, Uckfield

A deceptively spacious three/four bedroom two bathroom semi-detached modern home. Occupying a pleasant corner plot, situated at the end of a no through private road with a driveway, single garage, and an additional allocated parking space.

This stunning home was constructed in 2018 (remainder of the 10 year new build warrantee) by Whitehall Homes and has been finished to an exacting standard. The property boasts exceptional living accommodation over three storeys with ample built-in storage, landing space to accommodate an office, a separate study/nurseys on the first floor and an impressive principal bedroom with dressing room and en-suite on the second floor.

The property is entered via a central hallway with a cloakroom found nearby and built-in coats cupboard. The kitchen/breakfast room is beautifully fitted with a matching range of units with integrated appliance. The sitting/dining room is a generous size and has a set of French doors opening to a landscaped rear garden.

Council Tax band: E

Tenure: Freehold





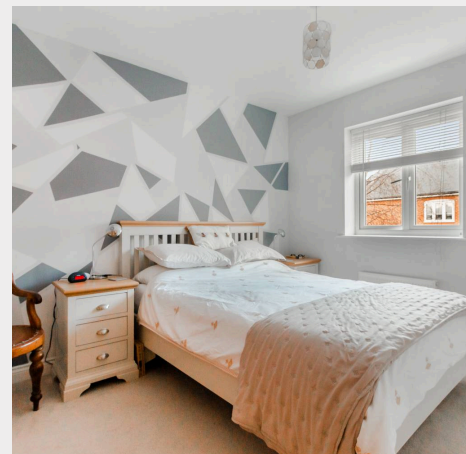
11 Oakwood Close

Five Ash Down, Uckfield

The first floor provides a spacious landing with an airing cupboard and storage cupboard. There are two double bedrooms with built-in wardrobes, a separate study/nursey and a family bathroom comprising a white suite and enclosed bath.

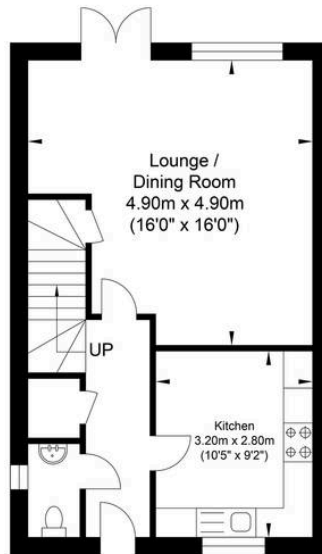
The second floor has a landing area which currently serves as office space, the principal bedroom has an impressive dressing room and continues through to an en-suite shower room.

Outside, the front of the property is approached via a paved path leading to the gabled entrance. The driveway and single garage are situated close by and there is an additional parking space. The rear garden is laid to minimal maintenance with a stone seating terrace adjoining the rear of the property, a level lawn to one side and raised planting beds. A central path leads to a gate giving rear access.

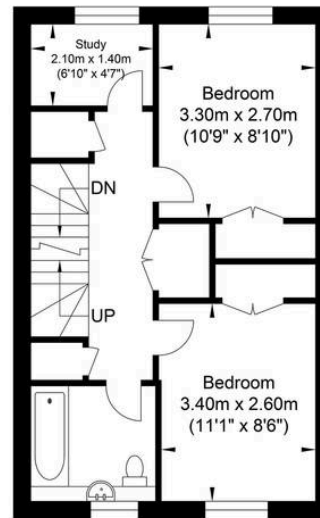


Oakwood Close is a private road on the desirable northern outskirts of Five Ash Down forming part of the Ashdown Place development. The village offers a post office/general store as well as a public house and excellent public transport being on the 29 bus route.

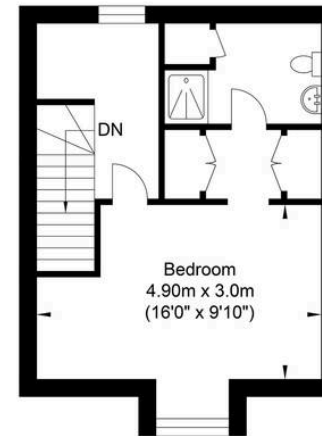
Oakwood Close



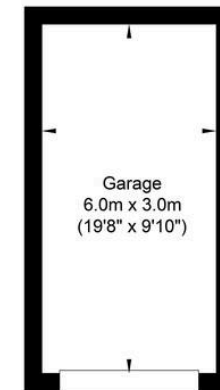
Ground Floor
Approximate Floor Area
432.49 sq ft
(40.18 sq m)



First Floor
Approximate Floor Area
432.49 sq ft
(40.18 sq m)



Second Floor
Approximate Floor Area
331.85 sq ft
(30.83 sq m)



Garage
Approximate Floor Area
193.75 sq ft
(18.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 111.19 sq m / 1196.83 sq ft
Illustration for identification purposes 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.