



26 Farriers Way, Uckfield TN22 5BY

Guide Price £410,000

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## 26 Farriers Way

Uckfield, Uckfield

A modern three bedroom link-detached family home, occupying a pleasant corner plot with a much secluded rear garden, driveway and attached single garage. Situated in a central position within walking distance of the town centre and railway station.

The property has been partly improved over the years and boasts a beautifully refitted kitchen/breakfast room with integrated appliances and a large breakfast bar. The living accommodation is a particular feature of the home, largely open plan with a spacious sitting room which continues through to a dining area and kitchen. The family bathroom has been refitted as a wet room and could easily be refitted with a bathtub if required.

The accommodation comprises in brief on the ground floor, an entrance hallway with cloakroom. A spacious sitting room with attractive bay window, fireplace and under stairs cupboard. A dining area with sliding patio doors opening to the rear garden and kitchen fitted with a matching range of white gloss units with a ceramic built in hob, oven and microwave.





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The first floor provides a landing, three bedrooms with the principle bedroom having a built-in wardrobe. The family bathroom has been modified as a large wet room. Outside the front of the property is accessed via a driveway which in turns leads to the attached garage. The rear garden enjoys a good degree of seclusion, laid to low maintenance with a seating terrace adjoining the rear of the property.

Services: Gas fired central heating and mains drainage

Council Tax band: D

- A three bedroom modern link detached family home
- Beautifully refitted kitchen
- Largely open plan living accommodation
- Cloakroom
- Attached single garage
- Principle bedroom with built-in wardrobe
- Secluded rear garden
- Walking distance of the town centre and railway station



## Farriers Way, Uckfield, East Sussex

Approximate Gross Internal Area = 79.05 sq m / 850.94 sq ft  
Garage Area = 12.00 sq m / 129.16 sq ft  
Total Area = 91.05 sq m / 980.10 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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