



24 Rocks Park Road, Uckfield, TN22 2AX

Guide Price £450,000 to £475,000

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24 Rocks Park Road

Uckfield

A beautifully improved and extended three double bedroom modern detached family home occupying a stunning plot of 0.11 of acre with a driveway and detached garden. Situated in the ever favoured Rocks Park Road development within walking distance of the primary school and town centre. Council Tax band: E

Tenure: Freehold

- A beautifully modernised three bedroom detached family home
- Detached garage and driveway parking
- Contemporary fitted kitchen with integrated appliances
- Generous west facing rear garden occupying a plot of 0.11 of an acre
- Conveniently located for the town centre, schools and railway station
- Spacious sitting room with adjoining double aspect dining room
- A seating terrace and a large lawn with raised vegetable beds and a decked terrace and pergola

The current owners have significantly improved this stunning home to provide exceptional living accommodation. The ground floor space is largely one plan and the extension to the rear provides a dining room. The first floor is well balanced and provides three bedrooms and a family bathroom.





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The rear garden is a particular feature, having a spacious seating terrace and a large lawn with raised vegetable beds and a decked terrace and pergola. In 2023 planning permission was granted for a two storey extension to the rear of the property, provide a porch to the front of the property, extend the driveway, and reconfigure the front steps. Further details can be found on the Wealden District Council website using the ref: WD/2023/1501/F.

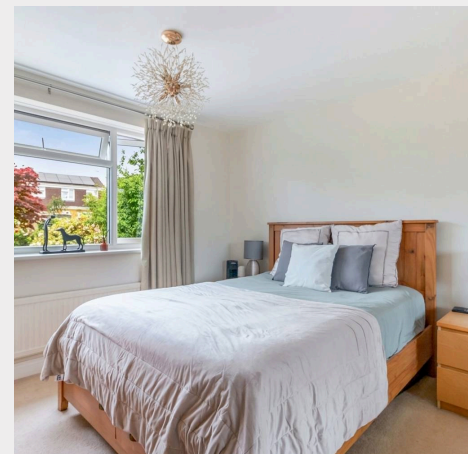
The property is entered via a hallway with a cloakroom found nearby, there is a beautifully fitted modern kitchen fitted with handleless units and breakfast bar. The sitting room is a generous size having a feature fireplace and continues through to a double aspect dining room which has a sliding patio door opening to the rear garden.

The first floor provides three double bedrooms and a family bathroom comprising of a white suite and enclosed bath.

Outside, the front of the property is approached via a driveway which in turn leads to the detached garage which has a workshop/store to the rear and a personal door accessed from the rear. The rear garden is predominantly laid to lawn with raised vegetable beds, a seating terrace adjoining the rear and a further decked terrace and pergola found to the rear boundary enjoying a fine aspect of the garden.

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Approximate Gross Internal Area (Excluding Garage) = 94.02 sq m / 1012.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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