



24a Vernon Road, Uckfield TN22 5DY

Guide Price £425,000 – £450,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

24a Vernon Road

Uckfield

A seldom found and deceptively spacious two double bedroom detached modern family home situated in a cul de sac occupying a stunning corner plot of 0.11 of an acre, enjoying elevated views with two substantial garden rooms, an allocated parking space and attached garage.

This exceptional home is believed to have been constructed in 2013, an individual design modern home arranged over two storeys boasting open plan living accommodation on the ground floor, two double bedrooms and a family bathroom on the first floor. The plot and position are a particular feature of the property, there are two timber framed garden rooms which lie within an elevated position and much of the garden enjoys fine views.

The property is entered via an entrance hallway with a cloakroom found nearby, there is a beautifully fitted kitchen, having been enlarged by the current owners. Fitted with a matching range of handleless units with integrated appliances. The kitchen continues into the triple aspect sitting room, having a partly vaulted ceiling with Velux windows and a set of French doors opening to the rear garden. Additional benefit includes a Worcester Bosch boiler, replaced within the last year.





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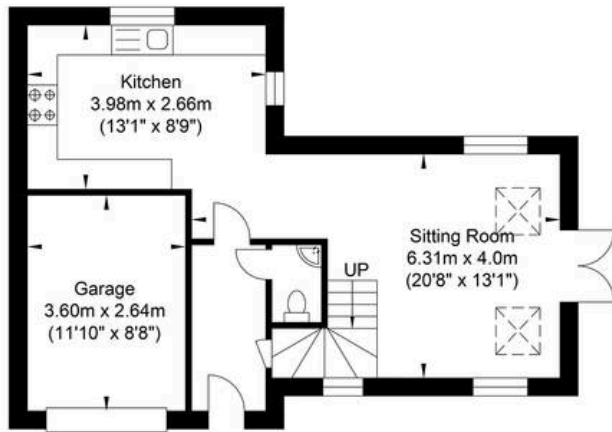
The first floor provides a landing, a principal bedroom with a built-in wardrobe and an almost identical second bedroom. The family bathroom is a generous size and is fitted with a white suite, an enclosed bath and shower cubicle.

Outside, the front of the property is approached the covered entrance, there is an up and over door giving access to the garage. The rear garden is predominately laid to lawn flanked by mature trees with two substantial garden rooms. There are two seating terraces adjoining the rear of the property enjoying complete seclusion.

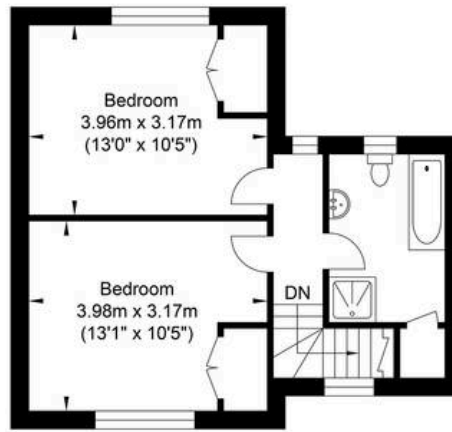
- A seldom found and deceptively spacious two double bedroom modern family home occupying a stunning corner plot of 0.11 of an acre
- Two substantial garden rooms
- Allocated parking space and single garage
- Open plan living space with a beautifully fitted kitchen | Triple aspect sitting room with partly vaulted ceiling
- Generous size family bathroom
- Walking distance of the town centre and railway station



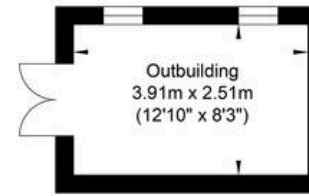
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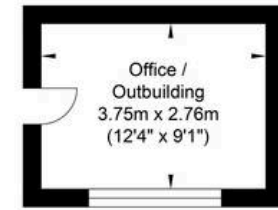
Ground Floor
Approximate Floor Area
473.18 sq ft
(43.96 sq m)



First Floor
Approximate Floor Area
395.03 sq ft
(36.70 sq m)



Outbuilding
Approximate Floor Area
105.59 sq ft
(9.81 sq m)



Outbuilding
Approximate Floor Area
111.40 sq ft
(10.35 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 80.66 sq m / 868.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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