



5 The Coachworks Lewes Road, Blackboys, TN22 5LF

In Excess of **£450,000**

**MANSELL
McTAGGART**
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5 The Coachworks Lewes Road

Blackboys, Uckfield

An outstanding contemporary four double bedroom, two bathroom semi-detached family home in the highly sought-after village of Blackboys built to an exacting specification with high end fittings, eco features and 7 years new build warranty remaining.

This stunning family home was constructed by Greenrock Homes in 2019 to a high quality finish boasting quartz worksurfaces, Neff appliances, photovoltaic solar panels and many other excellent design and efficiency features.

A covered entrance provides access to the spacious entrance hall benefitting from a large coats cupboard and offering access to the downstairs cloakroom, the generous living room, and the impressive kitchen/dining/family room. The kitchen is a particular feature boasting a range of matching high gloss units to eye and base level, integrated Neff appliances, quartz worksurfaces and a peninsula//breakfast bar, the dining and family area has large pocket doors opening to the outside seating terrace.





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From the entrance hallway a staircase rises to the first floor offering; a principal bedroom with built-in wardrobes and beautifully fitted en-suite shower room. There are three further double bedrooms with built-in wardrobes and a beautifully fitted family bathroom with an enclosed bath and separate shower cubicle.

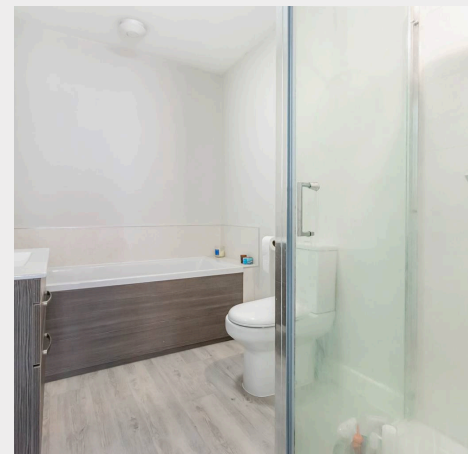
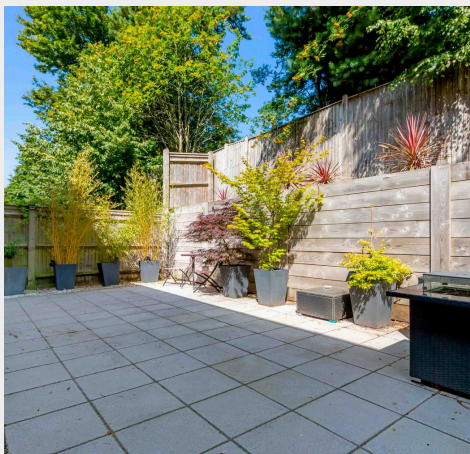
Outside the rear garden has been thoughtfully landscaped to create a delightful entertaining area with a seating terrace immediately adjoining the rear of the property, wood sleepers, raised beds and specimen trees and shrubs. The side of the property has timber sheds and provides access to the front of the property. At the front of the property there are two allocated parking spaces with a path between leading to the covered entrance.

EPC rating B

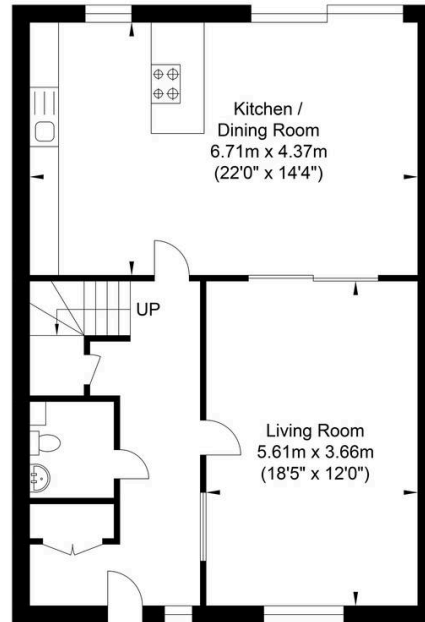
Wealden council tax band E

Electric heating & mains drainage

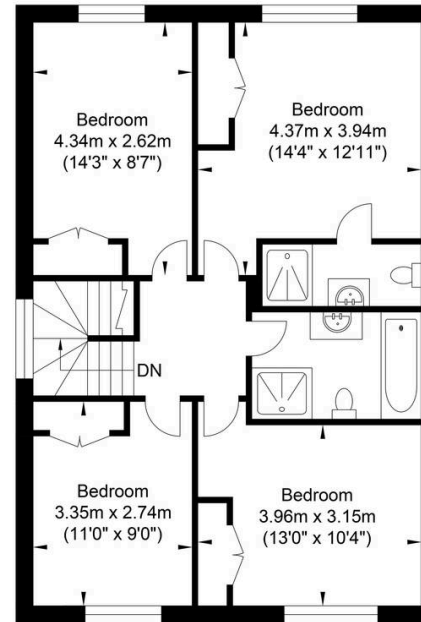
Service charge: £350 per annum



The Coach Works



Ground Floor
Approximate Floor Area
730.86 sq ft
(67.90 sq m)



First Floor
Approximate Floor Area
730.86 sq ft
(67.90 sq m)

Approximate Gross Internal Area = 135.80 sq m / 1461.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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