

Court Cottage
Fir Toll Road
Mayfield
East Sussex TN20 6NB



FOR SALE



- ✦ Spacious 4 bedroom detached bungalow
- ✦ 3 bathrooms
- ✦ Kitchen / diner
- ✦ Separate office
- ✦ Rear garden backing directly onto paddocks
- ✦ Large level front garden
- ✦ Car port and parking for 4 cars
- ✦ Close to village centre

£499,950

Tel: 01892 613492

Email: terri@starglade.co.uk

www.starglade.co.uk

Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY

On behalf of

A. S. Forward

DIRECTIONS

From Crowborough high street follow the signs for Jarvis Brook, Rotherfield B2100, on entering Rotherfield continue forward, take the left hand turning signposted Mayfield B2101, at the T Junction turn right on to the A267 signposted Eastbourne, continue forward for approximately 1 mile, Fir Toll Road can be found on the right hand side just before the roundabout.

DESCRIPTION

A deceptively spacious four bedroom, three bathroom, detached bungalow, situated close to the village centre. The property has parking for four cars, there is a large level front garden enclosing the property with the rear garden backing directly onto paddocks and offers a good degree of privacy. The adaptable accommodation boasts a utility room and a separate office for those wishing to work from home.

ACCOMMODATION

Covered Entrance Porch:	Front door to:
Wide Entrance Hallway:	With access to loft space, radiator, airing cupboard, telephone point, central heating thermostat and glazed doors to:
Sitting Room:	5.46m x 3.35m (17'11" x 11'0") feature fireplace with marble insert and hearth housing 'real flame' gas fire, French doors to rear terrace and garden, two wall lights, TV point and two radiators.
Bedroom four/dining room:	4.22m x 2.74m (13'10" x 9'0") aspect to front, radiator and cupboard recess.
Kitchen/Diner:	5.46m x 2.42m (17'11" x 7'11") double aspect and fitted with an extensive range of wall, base and drawer units, 1 ½ bowl sink inset into run of roll top working surface, four ring gas hob, with extractor above, eye level double oven, integrated dishwasher, further run of working surface, fitted wine rack, radiator, tiling to walls, dining area, aspect to front, radiator.
Utility Room:	2.24m x 2.06m (7'4" x 6'9") single stainless steel sink inset into run of roll top working surface with cupboards below, further run of work surface with cupboards beside, part tiled walls, radiator, door to car port, glazed door to integrated washing machine, tumble dryer, 50/50 fridge freezer.
Rear Lobby:	With door to rear terrace, radiator, doors to:
Bedroom 3:	3.66m x 3.56m (12'2" x 11'8") aspect to side with views over the rear garden, radiator.
Shower Room:	With fully enclosed shower cubicle, low flush WC, pedestal wash basin, part tiled walls, opaque window, radiator.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Master Bedroom Suite:	4.36m x 3.35m (14'4" x 11') aspect to front, radiator, TV point, opening to:
Dressing area:	2.39m x 1.70m (7'10" x 5'7") window overlooking front garden
Ensuite Bathroom:	Matching suite comprising paneled bath with electric shower, low flush WC, pedestal wash basin, fully tiled walls, opaque window.
Bedroom 2:	3.68m x 3.66m (12'1" x 12'0) aspect to rear, radiator.
Family Bathroom:	Suite comprising paneled bath with electric shower and screen, low flush WC, pedestal wash basin, fully tiled walls, radiator & heated towel rail, opaque window.
Office:	3.66m x 2.26m (12'2" x 7'5") approached from the rear terrace, double aspect, telephone point, radiator.
Outside:	The front of the property is approached via a five bar gate over a tarmac driveway, there is a large level area of lawn with deep well stocked flower beds, the whole being enclosed by hedgerow and offering a good degree of privacy, there is parking for a number of cars with a large carport, access to the rear garden to either side of the property, outside lights, service meters. The rear garden comprises of large brick paved terrace, two steps lead up to the lawn. The well stocked mature gardens offer a good degree of privacy and backs directly onto adjoining paddocks. There is a timber summerhouse, greenhouse, the whole being enclosed by hedgerow and fencing.

Please note all measurements are approximate

SERVICES

All mains services are connected:

- Electricity is payable direct to supplier
- Gas is payable direct to the supplier
- Water services are payable direct to the supplier
- Water supply is payable direct to the supplier
- Council Tax is payable direct to Wealden District Council, Vicarage Lane, Hailsham, East Sussex

Viewing: By appointment with Terri Forward, Telephone No 01892 613492 or 07775 532970 (any time).

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