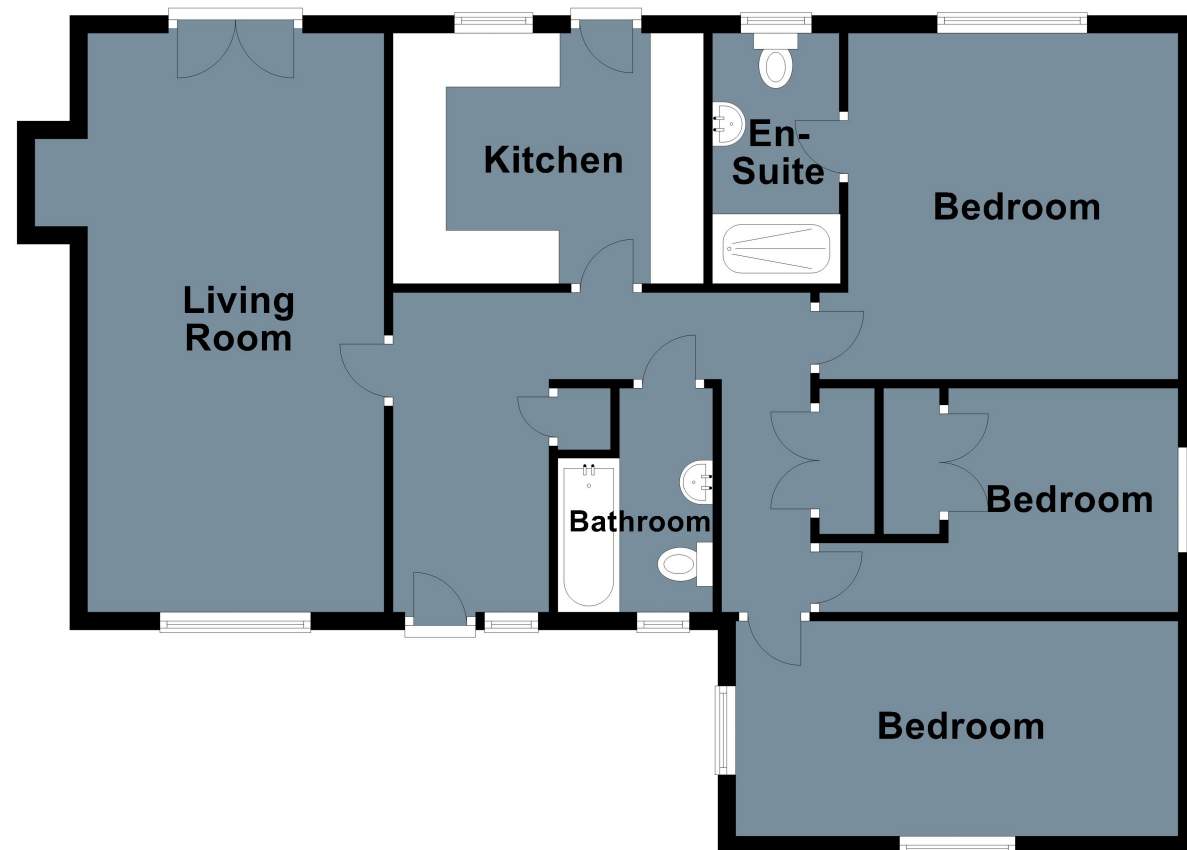


| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

Ground Floor

Approx. 94.0 sq. metres (1011.8 sq. feet)



Total area: approx. 94.0 sq. metres (1011.8 sq. feet)
 For illustration purposes only - not to scale



Eskamere Gregory Walk, SEDLESCOMBE TN33 0QZ

£525,000 freehold

Close to the centre of the village yet tucked away in a popular cul-de-sac is this modern 3 bedroom detached bungalow that was built in 2007 offering spacious accommodation with an impressive vaulted reception room, delightful courtyard garden and off road parking.

Detached Bungalow
 Off Road Parking

3 Bedrms
 Close to Village Centre

Vaulted Living Room

Courtyard Garden

Description

Viewing is essential to appreciate this individual detached bungalow that was built in a character style in 2007 by local developers Steed Construction. The property offers well planned accommodation arranged around a large reception hall with an impressive vaulted living room with wood burning stove and French doors out onto the garden. The kitchen has integrated appliances and there are three double bedrooms, the main with an en-suite. The property benefits from timber double glazing, gas central heating and offers a large loft space which may offer some potential for conversion, subject to any necessary consent. The gardens are laid to level lawn with parking whilst to the rear is a delightful wall enclosed courtyard garden that offers a great deal of privacy. Being set in a private cul-de-sac, the property is just a moments walk from the village green and local shop.

Directions

From the A21 proceed towards Sedlescombe and proceed over the bridge and just after the garage turn left into Gregory Walk where the property will be found as the first property on the right hand side.

What3Words: ///whizzed.echo.snuggled

THE ACCOMMODATION COMPRISES

A panelled door with outside light through to

RECEPTION HALL

12' 5" x 5' 9" (3.78m x 1.75m) opening to inner hallway with access to loft space, cupboard with hanging rail and shelf.

KITCHEN

11' 5" x 9' 1" (3.48m x 2.77m) with windows and half glazed door to garden, fitted with a range of base and wall mounted kitchen cabinets providing cupboards and drawers with integrated washing machine, fridge, freezer, a built in oven and a tumble dryer. There is a large area of granite working surface incorporating a 5 burner gas hob with extractor over and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. A separate cupboard houses the gas fired boiler.

VAULTED LIVING ROOM

21' 5" x 11' 0" (6.53m x 3.35m) an impressive double height vaulted space enjoying a dual aspect with double French doors out to the garden, a wood burning stove on a slate hearth.



BATHROOM

5' 8" x 8' 2" (1.73m x 2.49m) with obscured window to front, part tiled and fitted with a panelled bath, low level wc and wash hand basin.



BEDROOM 1

12' 8" x 12' 4" (3.86m x 3.76m) with window taking in views of the courtyard garden.



EN-SUITE SHOWER ROOM

9' 0" x 4' 8" (2.74m x 1.42m) with obscured windows to rear, tiled floor and walls and fitted with a large shower with glazed screen, low level wc and pedestal wash hand basin.



BEDROOM 2

13' 3" x 8' 3" (4.04m x 2.51m) with window to side, large double cupboard with hanging and shelf.



BEDROOM 3

16' 5" x 8' 0" (5.00m x 2.44m) a dual aspect room.

OUTSIDE

To the front of the property is a post and rail fence which encloses an area of level lawn. There is also an area of parking. A gated entrance leads to either side of the property and a pathway wraps around to the rear where there is a large area of paved patio. The garden is wall and hedge enclosed with planted borders offering a good deal of privacy.

COUNCIL TAX

Rother District Council
Band E - £2,841.87 (2023/24)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.