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3 Fernlea Close Westfield, East Sussex TN35 4QQ

£525,000 freehold

Situated close to the centre of the village in a quiet tucked away cul de sac away from the main road, this attractive detached three bedroom, 2 reception room bungalow enjoys a good size area of garden, carriage driveway and large single garage.

Detached Bungalow
Off-Road Parking

3 Bedrooms
Good size Garden

Large Kitchen/Breakfast
Room

Garage
Walking Distance to village

Description

Set in a quiet and tucked away cul de sac is this well proportioned detached three bedroom bungalow that benefits from central heating and double glazing. Inside the property requires some general modernisation but enjoys spacious rooms arranged around a large reception hall. The living room has a gas fire and the large kitchen/breakfast room looks out onto the garden and also opens into a conservatory. The property has three bedrooms, with a WC and separate shower room. Outside a carriage driveway gives access down to a garage. The rear garden is enclosed, laid to lawn with timber shed, greenhouse and summerhouse.

Directions

From the village centre turn left into Cottage Lane and continue along turning right into Fernlea Close.
What3Words: ///offer:wakes.forced

COVERED PORCH

With panelled door through to entrance porch.

ENTRANCE PORCH

With windows to the front and multi-paned glass door opening through to the inner hallway.

INNER HALLWAY

20' 3" x 7' 0" (6.17m x 2.13m) With loft access and two cupboards, one with slatted shelves and the other housing the immersion tank.

LIVING ROOM

17' 7" x 13' 10" (5.36m x 4.22m) With large picture window to front, recessed lighting, brick feature fireplace with free standing coal effect gas fire, wide opening through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

21' 4" x 11' 3" (6.50m x 3.43m) With window to rear and sliding door through to conservatory. The kitchen is fitted with a range of base and wall mounted kitchen cabinets arranged around a centre island with spaces and plumbing for appliances. A double built in oven, microwave and large area of working surface incorporating a five burner gas hob with extractor fan above. There is a one and a half bowl stainless steel sink with mixer tap and drainer, glazed door to rear patio.



CONSERVATORY

18' 8" x 10' 5" (5.69m x 3.17m) Of double glazed construction with polycarbonate roof with double glazed doors to patio, tiled flooring throughout, two radiators.



BEDROOM

12' 7" x 9' 0" (3.84m x 2.74m) With picture windows taking in views of the garden.

SHOWER ROOM

8' 4" x 5' 6" (2.54m x 1.68m) Fully tiled with obscured window to side, fitted with a large tile enclosed shower with glazed enclosure, vanity sink unit with mirror and lighting above, low level wc and heated towel rail.

SEPARATE WC

With obscured window to side, part tiled walls and fitted with a low level WC and vanity sink unit with heated towel rail to side.

BEDROOM

10' 6" x 9' 1" (3.20m x 2.77m) With window to side, fitted shelving.

MAIN BEDROOM

12' 6" x 10' 4" (3.81m x 3.15m) With picture window to front and fitted with an extensive range of wardrobes, bedside table cabinets and overhead storage.



GARAGE

19' 9" x 13' 0" (6.02m x 3.96m) of brick construction with window and glazed door to side, up-and-over door to front.

OUTSIDE

The property is approached over Fernlea Close to a carriage driveway that is laid to gravel and hardstanding. The driveway continues to the side of the property giving access to the garage. A side pathway leads to the front of the property and an additional pathway and gate lead to the rear.

To the rear of the property is a large area of paved patio that extends out onto an attractive area of lawn which is predominantly fence enclosed with some established trees and planted borders. There is a timber shed, a greenhouse and summerhouse.



DETACHED TIMBER SUMMERHOUSE

7' 10" x 10' 10" (2.39m x 3.30m)



COUNCIL TAX

Rother District Council
Band E - £2848.25

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.