





A recently refurbished three-bedroom semi-detached home occupying a corner plot in the sought-after village of Mayfield. The property offers spacious accommodation throughout and benefits from gas central heating and double glazing. The accommodation comprises an entrance hallway, living room, kitchen/diner, rear hallway, understairs storage, and a ground-floor cloakroom. To the first floor are three bedrooms and a family bathroom.

Externally, the property features front and rear gardens mainly laid to lawn and bordered by surrounding fence panels. A paved patio provides a base for garden shed. To the rear is a large block paved area offering ample off-road parking space for several vehicles. The property is conveniently located within walking distance of the local school and village shop.

Viewing is highly recommended.



ABODE
SALES & LETTINGS

Hallway

A welcoming entrance via a composite front door leads into a bright hallway, featuring a staircase to the first-floor landing, central heating radiator with thermostat, and a convenient telephone point. Doors lead through to the lounge and kitchen diner.

Lounge

A spacious and light-filled living area, perfect for relaxing or entertaining. A log burning fireplace acts a bespoke focal point, a UPVC double glazed window to the front elevation and central heating radiator finish the reception room. An internal door leads to:

Kitchen/Diner

The kitchen diner at the rear of the home boasts a UPVC double-glazed window overlooking the garden. Fitted with a range of matching base and eye-level storage units, the granite-effect work surfaces provide ample preparation space. Integrated appliances include a stainless-steel 1½ sink with mixer tap, under-counter plumbing for white goods, and a fridge and freezer. A striking six-ring gas Range cooker with matching extractor hood forms the focal point of the room. The kitchen is completed with a central heating radiator and direct access to the rear hallway.

Rear Hallway

A practical space with a composite frosted rear door opening to the garden, tiled flooring, and internal access to the cloakroom WC.



Cloakroom/W.C.

Featuring a UPVC double-glazed frosted window, tiled flooring, low-level WC, corner floating wash basin with mixer tap, tiled splashback, and a heated towel radiator.

Landing

The first-floor landing benefits from a rear-facing UPVC window, central heating radiator, loft access via pull-down ladder, and oak internal doors leading to all bedrooms and the family bathroom.







Bedroom One

A spacious double bedroom with a front-facing UPVC window, central heating radiator, and TV aerial point.

Bedroom Two

A second double bedroom with rear-facing UPVC window, central heating radiator, and TV aerial point.

Bedroom Three


A generous third bedroom with front-facing window, central heating radiator, TV aerial point, and a useful over-stairs storage cupboard with shelving.

Family Bathroom

A well-appointed three-piece suite comprising a bath with shower over, pedestal wash basin, and low-level WC. Complementary tiling to walls and floor, UPVC frosted window, chrome heated towel radiator, extractor fan, and ceiling spotlighting complete the space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

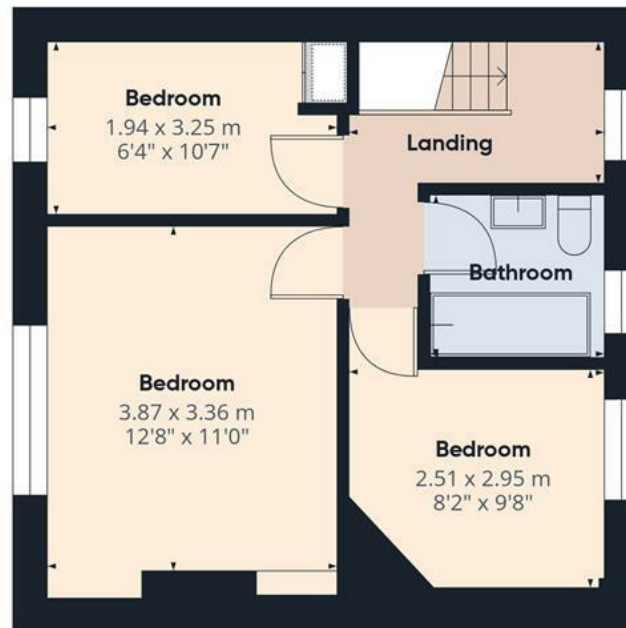








Floor 0



Floor 1



Approximate total area⁽¹⁾

72.8 m²

785 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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