

31 Danforth Way, Ringmer, Lewes, East Sussex, BN8 5GF

Guide Price **£425,000-£450,000**

Surridge Mison
ESTATES

Having been owned from new and constructed in 2022, this three double bedroom semi-detached home is bright, spacious & modern, and ready for any new owner to enjoy. Situated in a tucked away position on a small development within the sought after village of Ringmer, the home is within close proximity of excellent amenities to include shops, schools, cafes, pubs, parks and excellent bus routes and road links, making the home ideal for young families or downsizers. Further benefits include remaining developer warranty, modern kitchen/breakfast room with integral appliances, 'Amtico' flooring throughout the ground floor, large lounge/dining room, en-suite to the main bedroom, block paved driveway and sunny, landscaped rear garden.

The home has double glazing and gas central heating throughout, and the accommodation begins on the ground floor in the bright entrance hall, which has a built in storage cupboard and provides access to the handy ground floor cloakroom. Into the modern kitchen/breakfast room, which overlooks the front of the property via a window with fitted shutters, and is fully fitted and well-equipped. Integral appliances include fridge/freezer, dishwasher and oven, with space and plumbing for a washing machine, and there is also a tall larder style cupboard housing the Ideal gas boiler. The lounge/dining room is an impressive 18' x 17'4 allowing for plenty of room for entertaining and has a deep built in storage cupboard. This room overlooks the pretty rear garden which is accessed by French doors.

On the first floor is the landing, with a built in airing cupboard and loft access. All three bedrooms are doubles, with bedroom one having a good range of built in wardrobes and the modern en-suite shower room. There is also a modern family bathroom.

Outside, to the front is a block paved driveway providing off road parking for two vehicles, and to the rear the current owners have landscaped the garden to create a low maintenance, pretty space. The garden is laid to lawn, with two patio areas for enjoying both morning and evening sunshine. There is also a wooden shed and gated side access.

Danforth Way is set on a quiet development within the heart of the village of Ringmer, within close proximity to excellent local amenities being well placed with the doctors surgery and pharmacy conveniently positioned. There is also a parade of shops, with lovely cafes, Morrisons, a delicatessen, local takeaways. There are excellent local schools both at junior and senior level, and the area is ideal for walks and community living, with plenty of parks and green space, including the cricket ground. Local pubs include The Anchor Inn & The Green Man, and there are excellent bus routes and road links. The town of Lewes is a short drive away and boasts national shops, plenty of cafes and restaurants and the train station with direct links to Eastbourne, Brighton, Gatwick & London.

This home is considered to have a good quality of finish and fittings throughout and viewing is highly recommended to full appreciate all that is has to offer.









Entrance Hall - 3.94m x 1.47m (12'11" x 4'10")-Casement door to front. Built in storage cupboard. Amtico flooring. Inset ceiling LED lights. Radiator. Stairs leading to first floor.

Cloakroom - 1.42m x 0.94m (4'8" x 3'1")-Double glazed opaque window to front. Amtico flooring and partially tiled walls. Chrome towel rail. Inset ceiling LED lights. Wash hand basin and W.C.

Kitchen/Breakfast Room - 3.96m x 2.69m (13'0" x 8'10")-Double glazed window to front with fitted shutters. Amtico flooring. Inset ceiling LED lights. Radiator.

Fully fitted with a range of modern shaker style wall and base units housing integral appliances to include fridge/freezer, full sized dishwasher and single electric oven. Tall cupboard housing wall mounted Ideal gas boiler. Space and plumbing for washing machine. Work surfaces with inset 4 burner gas hob with glass splashback and Zanussi stainless steel extractor hood, and inset stainless steel sink and drainer unit with mixer taps.

Lounge/Dining Room - 5.49m x 5.28m (18'0" x 17'4")-Double glazed French doors leading to rear garden, and double glazed windows to rear. Deep built in storage cupboard. Amtico flooring. Two radiators. TV point.

First Floor Landing - 2.24m x 1.96m (7'4" x 6'5")-Deep built in airing cupboard. Radiator. Carpeted.

Bedroom One - 3.35m x 3.05m (11'0" x 10'0")-Double glazed window to front. Built in wardrobes. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room - 2.34m x 1.98m (7'8" x 6'6")-Double glazed opaque window to front. Tiled flooring and partially tiled walls. Inset ceiling LED lights. Chrome towel rail. Shaver point. Modern suite compromising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.89m x 2.64m (12'9" x 8'8")-Double glazed window to rear. Carpeted. Radiator.

Bedroom Three - 3.15m x 2.69m (10'4" x 8'10")-Double glazed window to rear. Radiator. Carpeted.

Bathroom - 2.16m x 1.65m (7'1" x 5'5")-Tiled flooring and partially tiled walls. Inset LED ceiling lights. Chrome towel rail. Modern suite compromising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C.

Driveway-Block paved driveway providing off road parking for two vehicles.

Rear Garden-Laid to lawn with two paved patio areas. Wooden shed. Planting. Fencing surrounds with gated side access.

Council Tax Band- E EPC Rating- B Tenure- Freehold

Utilities
This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating
Solar Power; None
To check broadband visit Openreach:
https://www.openreach.com/fibre-checker
To check mobile phone coverage, visit Ofcom:
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Surridge Mison Estates
66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP
Tel 01323 460617
Email info@surridgemison.com
Web www.surridgemison.com
Company Registration Number 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.







