RUSH WITT & WILSON

37a Sparkes Wood Avenue, Rolvenden, Kent TN17 4LZ
Offers In The Region Of £420,000

Rush Witt & Wilson are pleased to offer this newly constructed detached family home located in the heart of the popular village of Rolvenden.

The well-proportioned accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living room with direct access to the garden, kitchen/dining room and utility room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers generous off road parking to the front/side and a good sized enclosed rear garden laid to lawn with patio. Further benefits include gas central heating and a 10 year Build Zone builders warranty. Cranbrook School Catchment. Offered to the market CHAIN FREE.

A viewing is highly recommended to fully appreciate the fantastic accommodation this new home has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway
With part glazed entrance door to the side elevation, window to the front, stairs rising to the first floor, radiator, oak effect laminate flooring and oak door to:

Living Room
13'7 x 12'4 (4.14m x 3.76m)
With glazed double doors to the rear elevation offering access through to the garden, fitted storage cupboard, radiator and oak door through to:

Kitchen/Dining Room
12'8 max x 12'8 max (3.86m max x 3.86m max)
Fitted with a range of grey shaker style cupboard and draw base units with matching wall mounted cupboards with under cabinet lighting, complementing work surface with inset 1.5 bowl black composite sink/drainer unit, inset ceramic hob with extractor canopy above, upright unit housing integrated oven beneath, integrated fridge/freezer, integrated dishwasher, LED inset plinth lights, space for table and chairs, radiator, recessed ceiling spot lights and window to the rear elevation overlooking the garden. Oak doors leading to:

Cloakroom
Fitted with a modern white suite comprising low level W.C with concealed cistern, 'white gloss' vanity unit with wash-hand basin and storage cupboard beneath, radiator and obscured glazed window to the front elevation.

Utility Room
7'2 x 5'10 (2.18m x 1.78m)
Fitted with a range of grey shaker style cupboard base units with complementing work surface, space and plumbing beneath for washing machine, upright cupboard housing wall mounted gas fired boiler, window to the front elevation and part glazed door to the side.

First Floor

Landing
With stairs rising from the entrance hallway, window to the front elevation, recessed ceiling spot lights, fitted storage/airing cupboard with fitted radiator and oak doors to:

Bedroom 1
12'9 x 10'11 (3.89m x 3.33m)
With window to the rear elevation, access to loft space and radiator.

Bedroom 2
12'3 x 8'6 (3.73m x 2.59m)
With window to the rear elevation and radiator.

Bedroom 3
8'11 max x 8'2 max (2.72m max x 2.49m max)
With window to the front elevation, fitted wardrobe and radiator.

Family Bathroom
Fitted with a modern suite comprising fitted vanity unit with inset wash-hand basin, storage cupboard and low level W.C with concealed cistern, panelled bath, stainless steel heated towel rail and obscured glazed window to the front elevation.

Outside

Gardens
To the front a brick paved driveway provides off road parking for a number of cars being bordered on one side with a small area of lawn. Double gates to the side lead to a gravelled area providing additional off road parking and leading through to:

The rear garden is of a good size and predominantly laid to lawn with a large paved patio offering space for outside dining/entertaining.

Agent Note
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested. Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, surveys, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

Council Tax Band: NEW BUILD/NOT YET RATED

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman
Relocation agent network