

**RUSH
WITT &
WILSON**



**6 Castweazle Rolvenden Road, Tenterden, Kent TN30 6UA
Offers In Excess Of £390,000**

Rush Witt & Wilson are pleased to offer this beautifully renovated semi-detached home enjoying delightful rural views to the front and rear being located on the outskirts of Tenterden. The extremely well-presented accommodation comprises of an entrance hallway, cloakroom, living room with log burning stove and stunning kitchen/dining on the ground floor. On the first floor are two double bedrooms and an impressive family bathroom. Outside the property sits back from the road with off road parking to the front, a detached single garage, brick-built outhouse with useful utility/storage room and a good sized rear garden enjoying a southerly aspect and backing onto adjoining farmland. Offered to the market CHAIN FREE. Further benefits include newly installed gas boiler, a complete re-wire and double glazed windows through-out. An internal inspection is highly recommended to fully appreciate this stunning home. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Hallway

With part decorative glazed entrance door to the side elevation, stairs rising to the first floor with recessed LED step lighting, grey oak effect laminate flooring, recessed ceiling LED spot lights, radiator, open-plan through to the kitchen/dining room and door to:

Cloakroom

Fitted with a white combined (two in one) W.C with inset wash hand basin, grey oak effect laminate flooring, recessed ceiling LED spot lights, fitted cupboard housing the electric consumer unit and obscured glazed window to the front elevation.

Living Room

13'6 max x 11'5 (4.11m max x 3.48m)

With window to the front elevation, feature fireplace with inset log burning and oak mantel beam above, recessed ceiling LED spot lights, stove grey oak effect laminate flooring and radiator.

Kitchen/Dining Room

18'5 max x 8'3 (5.61m max x 2.51m)

Fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing marble effect work surface with tiled splash-back and inset 1.5 bowl sink and drainer unit, inset 4 ring induction hob with extractor canopy above and integrated double oven beneath, integrated slimline dishwasher, integrated low level fridge and freezer, fitted breakfast bar, space for table and chairs, under stairs fitted storage cupboard with oak door, grey oak effect laminate flooring, recessed ceiling LED spot lights, radiator, window to the side and rear elevations and glazed door through to:

Rear Porch

Being fully double glazed with window to the side, tile effect vinyl flooring and glazed door to the rear allowing access to the garden.

First Floor

Landing

With stairs rising from the entrance hallway, window to the side elevation enjoying rural views, access to loft space housing recently installed gas fired boiler, recessed ceiling LED spot lights and doors to:

Bedroom 1

11'11 x 11'5 (3.63m x 3.48m)

With window to the front elevation enjoying rural viewings, radiator, recessed ceiling LED spot lights and wall mounted bedside vintage wall lights.

Bedroom 2

11'11 x 8'7 (3.63m x 2.62m)

With window to the rear elevation enjoying stunning rural views, radiator and recessed ceiling LED spot lights.

Bathroom

Fitted with a modern white suite comprising low level W.C, matt grey vanity unit with inset wash-hand basin and fitted cupboard beneath, freestanding contemporary bath with floor mounted chrome mixer tap with hand held shower

attachment, corner shower cubicle with sliding doors, stainless steel heated towel rail, tiled flooring, part tiled walls and obscured glazed window to the front elevation.

Outside

Garden

To the front an extensive driveway provides off road parking for a number of cars and access down one side to the detached single garage, there is a small area of lawn and gated access leads to:

The rear garden enjoys an southerly aspect and is predominately laid to lawn being boarded with well maintained conifer hedging to both side boundaries and a paved patio area abutting the rear of the property offering a perfect space for outside dining/entertaining, there is a small raised flower bed and feature pond and picket fencing to the rear boundary where the property backs through to and enjoys delightful views over adjoining farmland.

Detached Single Garage

With up and over door to the front elevation, personal door to the side, light and power connected.

Brick Built Utility/Store Room

Currently sub-divided into an outside W.C and extremely useful utility/store room with space and plumbing for washing machine and space and point for further free standing appliance, light and power connected..

Agent Note

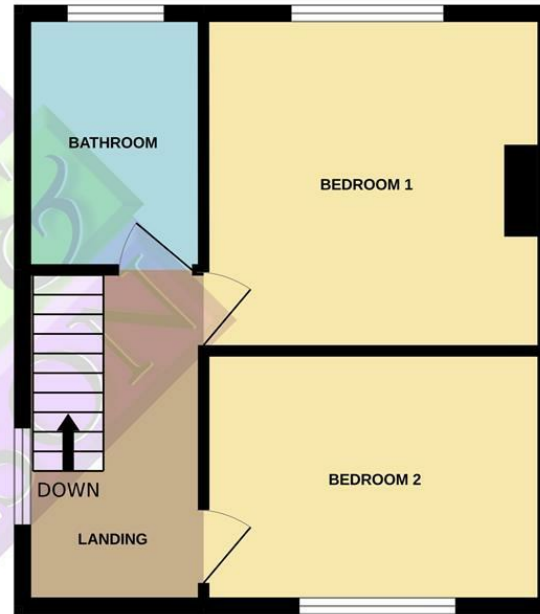
Council Tax Band: C

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

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

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.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

