

**RUSH  
WITT &  
WILSON**



**2 Gybbons Road, Rolvenden, Kent TN17 4LJ  
Offers In Excess Of £350,000**

Rush Witt & Wilson are pleased to offer this well-presented attached home occupying a highly sought after cul-de-sac location in the heart of Rolvenden village.

The accommodation is arranged over two floors and comprises of a living room and an impressive kitchen/dining room with log burning stove and direct access to the garden on the ground floor. On the first floor are two double bedrooms and bathroom. Outside is driveway parking, an attached single garage and stunning landscaped rear gardens. Further benefits include UPVC double glazed windows through-out and gas central heating.

For further information and to arrange a viewing please call our Tenterden office on 01580762927

#### **Living Room**

17'0 max x 11'11 (5.18m max x 3.63m)

With part glazed entrance door to the side and two windows to the front elevation, stairs rising to the first floor with generous fitted storage cupboard, two radiators, wood effect laminate flooring and door leading through to:

#### **Kitchen**

11'10 x 8'1 (3.61m x 2.46m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock work surface with matching splash-backs, inset stainless steel sink/drainage unit, space and point for electric cooker, space and point for slim dishwasher, space and plumbing for washing machine, space and point for low level fridge/freezer, radiator, wood effect laminate flooring. Open plan through to:

#### **Dining Room**

10'10 x 9'1 (3.30m x 2.77m)

With windows and glazed double doors to the rear elevation allowing access through to the garden, free standing log burning stove, roof lantern and wood effect laminate flooring.

#### **First Floor**

##### **Landing**

With stairs rising from the living room, access to loft space and connecting doors to:

##### **Bedroom 1**

12'0 x 8'2 (3.66m x 2.49m)

With window to the rear elevation enjoying views towards the St Mary the Virgin Church, radiator and wood effect laminate flooring.

##### **Bedroom 2**

12'0 x 10'0 max (3.66m x 3.05m max)

With two windows to the front elevation, wood effect laminate flooring and radiator.

##### **Bathroom**

Fitted with a white suite comprising of a low level W.C, panelled bath with mixer tap and hand held shower attachment, fitted shelves with inset wash-hand basin and tiled splash-back, stainless steel heated towel rail, fitted cupboard housing and obscured glazed window to the side elevation.

#### **Outside**

##### **Garden**

To the front is a small area of garden planted with a mixture of mature shrubs and seasonal flowers. A driveway to the side provides off road parking and access to the attached single garage.

The well-stocked rear garden is a real feature of the property having been thoughtfully landscaped and maintained by the current owner. Abutting the rear of the property being accessed from the dining room is a paved patio area offered a perfect space for outside dining/entertaining, a selection of pathways meander through a number of well stocked beds planted with an array of ornamental trees, shrubs and seasonal flowers, there is a small wildlife pond, small area of lawn and further pergola covered seating area to the end of the garden.

##### **Attached Single Garage**

19'3 x 7'9 (5.87m x 2.36m)

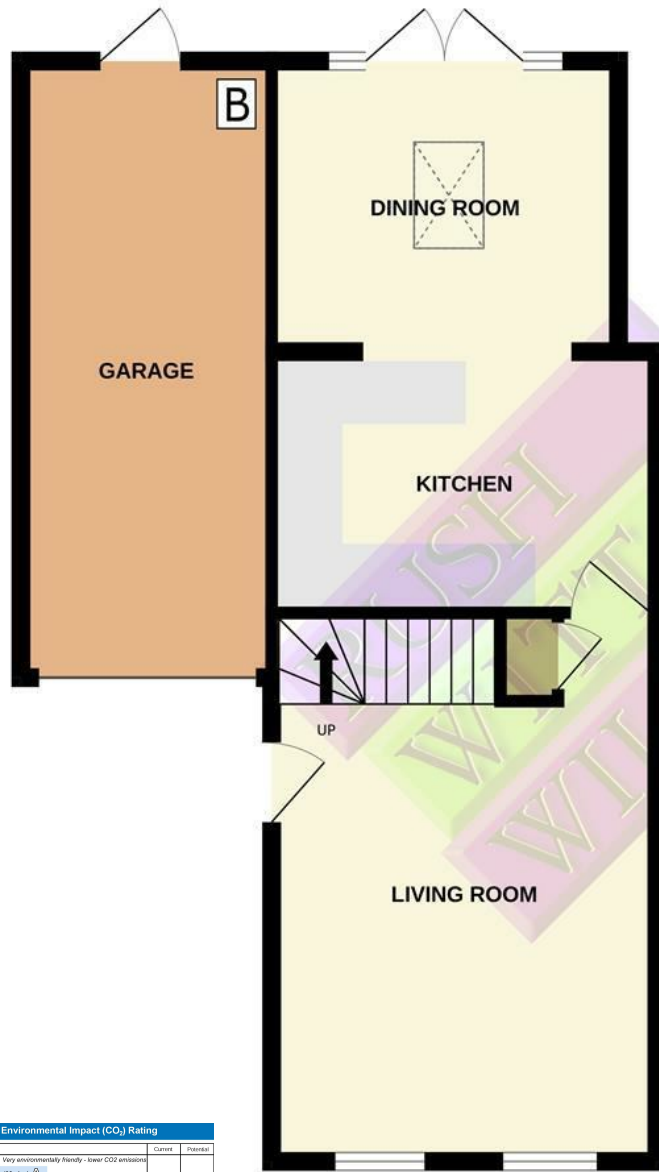
With up and over door to the front elevation, glazed personal door to the rear allowing access through to the garden, wall mounted gas fired boiler, light and power connected.

##### **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 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, survey, 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.



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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GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	9-16		
G	1-8		
Not energy efficient - higher running costs			
		71	86

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	9-16		
G	1-8		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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