

**RUSH
WITT &
WILSON**



**11 Swan Cottages, Wittersham, Tenterden, Kent TN30 7PA
Offers In The Region Of £415,000**

Rush Witt & Wilson are pleased to offer this extensively renovated and extended semi-detached family home enjoying views to the rear over the village sports field being located within the heart of the popular village of Wittersham.

The well-proportioned accommodation is arranged over two floors and comprises of an impressive living room with bi-fold doors to the garden, dining room, kitchen, utility area and shower room on the ground floor. On the first floor are three double bedrooms and the family bathroom. Outside the property offers a small driveway to the front with an area of garden planted with a mixture of fruit trees and a good sized rear garden with a further gated driveway, detached single garage and level area of lawn with a large pergola covered seating area abutting the rear of the property.

An internal inspection of this impressive home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.



Living Room

19'4 x 13'6 (5.89m x 4.11m)

Being double aspect with window to the front and bi-fold doors to the rear elevation allowing access through to the garden, fitted storage cupboard, entrance door, wooden flooring with under floor heating, recessed ceiling spot lights, picture rail with LED up lights, fitted speaker system and doorway through to:

Dining Room

12'9 x 9'5 (3.89m x 2.87m)

With two windows to the front elevation, wooden flooring with under floor heating, fitted cupboard housing electric consumer unit, under stairs fitted storage cupboard, recessed ceiling spotlights and doorway through to:

Kitchen

11'1 x 9'10 (3.38m x 3.00m)

Fitted with a range of wooden shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset stainless steel 1.5 bowl sink unit, space and point for rangemaster style cooker with decorative glass back plate and stainless steel extractor canopy above, integrated dishwasher, space and point for American style fridge/freezer, integrated wine cooler, fitted wine rack, recessed ceiling spot lights, tiled flooring with underfloor heating, under cabinet down lights and under worksurface LED lighting, window to the rear elevation overlooking the garden, stairs rising to the first floor and doorway through to:

Utility Area

9'0 x 5'8 (2.74m x 1.73m)

With part glazed stable door allowing access to the garden, window to the side elevation, fitted cupboard with space and plumbing for washing machine, fitted bench with shoe storage beneath, stone tiled flooring, radiator, recessed ceiling spot lights and door to:

Shower Room

Fitted with a modern suite comprising low level W.C with concealed cistern, wall mounted vanity unit with inset wash-hand basin, tiled splash-back and fitted storage beneath,

fully tiled shower cubicle, stainless steel heated towel rail, recessed ceiling spotlights, stone tiled flooring and obscured glazed window to the rear elevation.

First Floor

Landing

With stairs rising from the kitchen, window to the rear elevation, access to loft space, radiator, oak flooring with motion sensor under skirting board LED lighting and doors to:

Bedroom 1

13'7 x 11'8 max (4.14m x 3.56m max)

With window to the front elevation, range of fitted wardrobes, fitted display shelving, oak flooring, radiator, recessed ceiling spotlights and fitted ceiling fan.

Bedroom 2

14'2 x 9'10 (4.32m x 3.00m)

Being double aspect with windows to the front and side elevations, range of full height fitted wardrobes, oak flooring, radiator, recessed ceiling spotlights and fitted ceiling fan.

Bedroom 3

12'5 x 10'0 (3.78m x 3.05m)

With window to the side elevation, fitted wardrobes, oak flooring, radiator, recessed ceiling spotlights and fitted ceiling fan.

Family Bathroom

Fitted with a modern suite comprising low level W.C with concealed cistern, wall mounted vanity unit with inset wash-hand basin and fitted storage beneath, panelled bath, large walk-in shower with fitted screen, stainless steel heated towel rail, part tiled walls, tiled flooring with underfloor heating, recessed ceiling spotlights and Velux style window to the rear elevation.

Outside

Garden

To the front is an area of garden planted with a mixture of fruit trees and a small driveway providing off road parking.

The rear garden is of a good size with a large pergola covered decked terrace with pizza oven and BBQ area offering a perfect space for outside dining/entertaining, this leads to an area of level lawn with a large timber store to the end of the garden, double gates to the side open to a driveway providing further off road parking and access to the detached single garage.

Detached Single Garage

With double doors to the front elevation.

Agent Note

We understand that part of the approved planning permission (Application No: 15/00384/AS) for the two storey side extension, approval was also given for a front porch and for the erection of detached garage with room above in the rear garden.

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.



| 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 | |

| 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 | |

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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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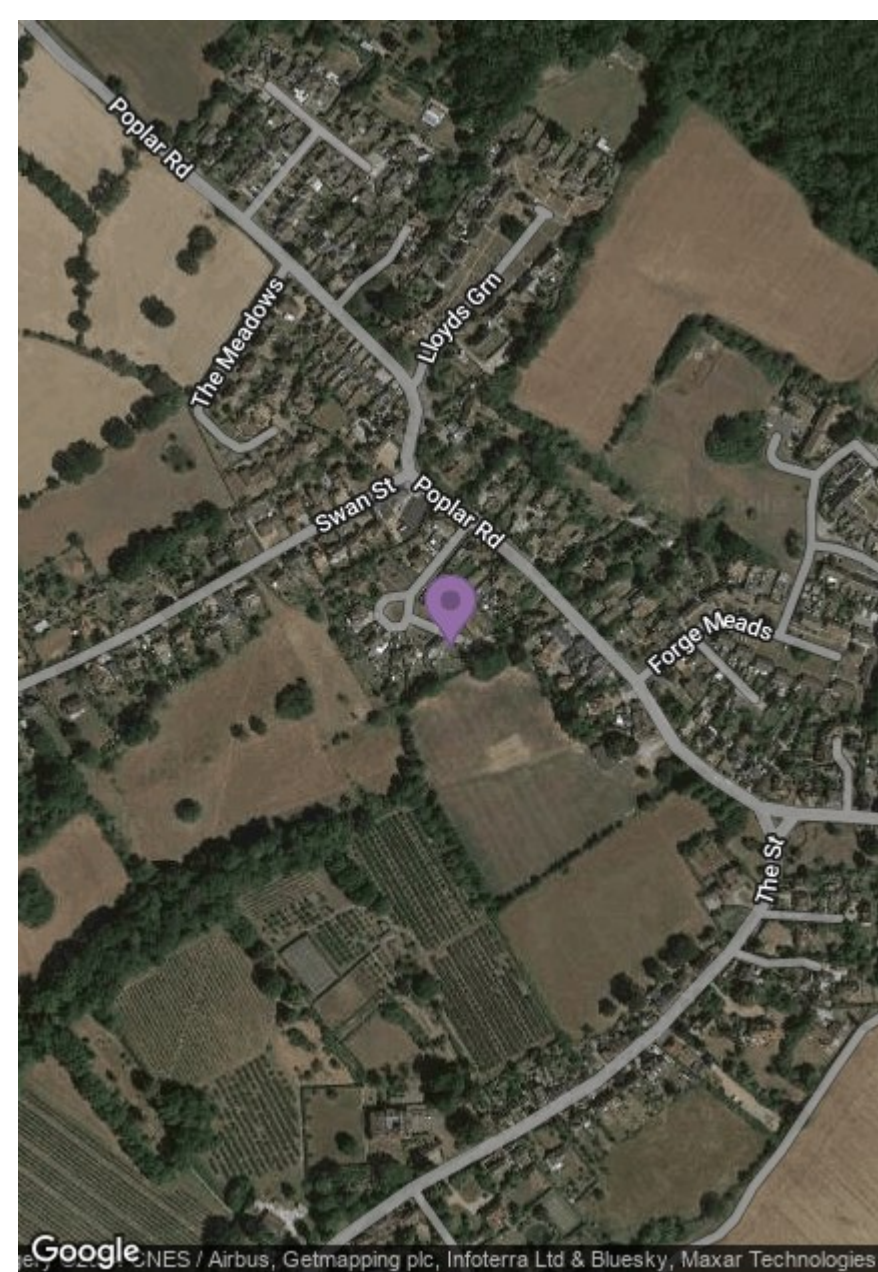


GROUND FLOOR



1ST FLOOR





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