

**RUSH
WITT &
WILSON**



**Mallards, 65 Rogersmead, Tenterden, Kent TN30 6LF
Offers In The Region Of £625,000**

Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a highly sought after location within easy reach of Tenterden High Street.

The extremely well-presented accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, living room with feature fireplace, dining room and kitchen/breakfast room on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits from an integral single garage, brick paved driveway and a good sized landscaped rear garden benefiting from a south westerly aspect.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this delightful home. For further information and to arrange a viewing please call our Tenterden office today.

Entrance Hallway

With part decorative glazed entrance door and obscured glazed windows to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, wooden flooring, radiator and doors to:

Cloakroom

Fitted with a modern suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted cupboard beneath, part tiled walls, wooden flooring, radiator and obscured glazed window to the side elevation.

Living Room

16'8 x 10'11 (5.08m x 3.33m)

With attractive bay window to the front elevation, feature fireplace with inset gas fire, radiator and multi panelled glazed double doors leading through to:

Dining Room

10'11 x 10'5 (3.33m x 3.18m)

With glazed patio doors to the rear elevation allowing access to the garden, radiator and archway through to:

Kitchen/Breakfast Room

14'1 x 10'5 (4.29m x 3.18m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards,

complementing woodblock effect work surface with tiled splashback and inset 1.5 bowl stainless steel sink/drain unit, inset four burner Lamona gas hob with glass back plate and stainless steel extractor canopy above, upright unit housing integrated Blomberg double oven, integrated fridge/freezer, integrated dishwasher, radiator, wooden flooring, part glazed door allowing access to the gardens, windows to the side and rear elevations, the latter enjoying a pleasant view over the garden.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space, fitted airing cupboard housing wall mounted Worcester gas fired boiler and insulated hot water tank, doors leading to:

Master Bedroom

15'9 max x 11'2 (4.80m max x 3.40m)

With window to the front elevation, range of fitted wardrobes, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, vanity unit with frosted glass counter top, inset wash-hand basin and fitted cupboard beneath, corner shower cubicle with fixer power shower and sliding doors, fully tiled walls, tiled flooring, radiator and obscured glazed window to the front elevation.

Bedroom 2

12'4 x 10'10 (3.76m x 3.30m)

With window to the front elevation, fitted double wardrobe and radiator.

Bedroom 3

13'0 x 7'7 (3.96m x 2.31m)

With window to the rear elevation, fitted double wardrobe and radiator.

Bedroom 4

7'4 x 6'8 (2.24m x 2.03m)

With window to the rear elevation, fitted double wardrobe and radiator.

Family Bathroom

Fitted with a contemporary white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard

beneath, panelled bath with mixer tap and hand held shower attachment, stainless steel heated towel rail, fully tiled walls, tiled flooring, radiator and obscured glazed window to the rear elevation.

Outside

Integral Single Garage

16'3 x 8'7 (4.95m x 2.62m)

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

Gardens

To the front a brick paved driveway provides off road parking and access to the single garage being bordered on both sides with established gravelled beds planted with a mixture of mature shrubs. Gated access to both sides of the property leads to:

The landscaped rear gardens are a particular feature of the property benefitting from a south westerly aspect and offering a generous paved patio abutting the rear of the house offering a delightful space for outside dining and entraining, this leads to an area of level lawn bordered with a selection of raised terraced beds planted with an array of trees, shrubs and seasonal flowers, steps leads to a raised decked terrace overlooking the garden. There is also useful timber garden store to one side, a feature pond and outside power points.

Agent Note

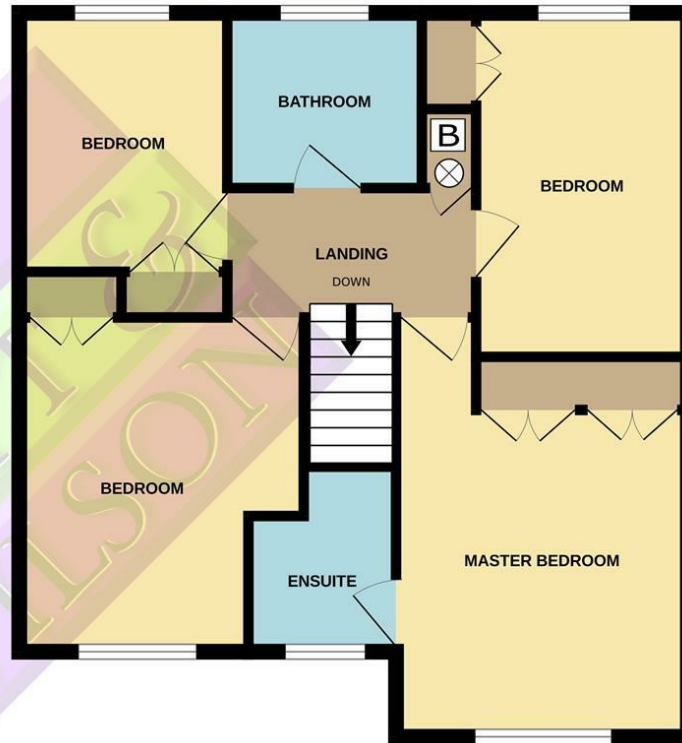
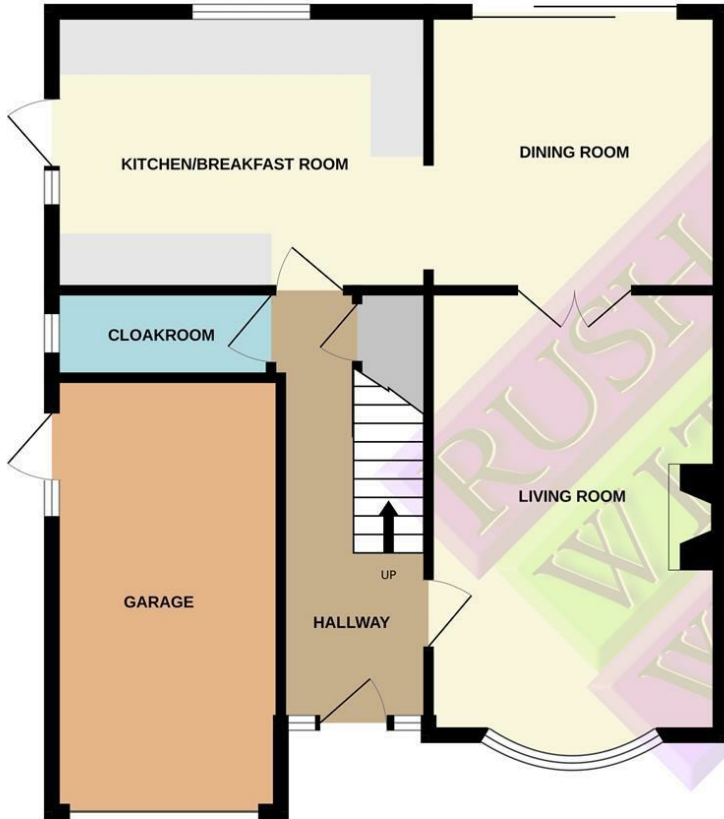
Council Tax Band: F

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.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
02 (plus) A	
01 (01) B	
09-10 C	
07-08 D	
05-06 E	
03-04 F	
02-03 G	
Not energy efficient - higher running costs	
64	76
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
02 (plus) A	
01 (01) B	
09-10 C	
07-08 D	
05-06 E	
03-04 F	
02-03 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

