

**RUSH  
WITT &  
WILSON**



**13 Craythorne, Tenterden, Kent TN30 6SD**  
**Offers In Excess Of £625,000**

**Rush Witt & Wilson are pleased to offer this extended semi-detached family home occupying a highly sought after and quiet cul-de-sac location within a short walk from Tenterden High Street.**

**Having been beautifully improved by the current owners the well-presented accommodation is arranged over two floors and comprises of entrance porch, generous hallway, living room, 27'7 dining room with adjoining sun room, kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor are four bedrooms, the main with a small en-suite shower room and the family bathroom.**

**Outside the property benefits from off road parking, a single garage and gardens to the front and rear, the latter measuring over 170ft (tbv) in length. An internal inspection is highly recommended to fully appreciate this properties fantastic accommodation and delightful gardens. For further information and to arrange a viewing please call our Tenterden office on 01580762927.**



**Entrance Porch**

With entrance door to the front and window to the side elevation, quarry tiled flooring and glazed door to:

**Hallway**

With stairs rising to the first floor with fitted storage cupboard beneath, fitted coat cupboard, radiator and doors leading to:

**Cloakroom**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin, tiled flooring and radiator.

**Living Room**

19'3 x 10'11 max (5.87m x 3.33m max)  
With box bay window to the front elevation, feature fireplace with inset gas fire, radiator.

**Kitchen/Breakfast Room**

13'2 x 27'7 (4.01m x 8.41m)  
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash backs and inset stainless steel double sink unit, inset five burner gas hob with stainless steel extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, kitchen island with matching granite work surface, integrated microwave, fitted wine rack and breakfast bar, tiled flooring with under floor heating, window to the rear elevation, glazed door allowing access to the garden, further glazed connecting doors to the hallway and dining room. Door to:

**Utility Room**

8'2 x 5'7 (2.49m x 1.70m)  
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash back and inset stainless steel sink/drainage unit, space and plumbing for washing machine, space and point for tumble dryer, tiled flooring.

**Dining Room with Adjoining Sun Room**

27'7 x 9'10 max (8.41m x 3.00m max)  
With double doors to the rear elevation allowing access through to the garden, tiled flooring with under flooring

heating and glazed door to the hallway and kitchen/breakfast room.

**First Floor**

**Landing**

Being part galleried with stairs rising from the hallway, window to the front elevation, access to loft space and doors to:

**Bedroom 1**

18'6 x 9'6 (5.64m x 2.90m)  
With window to the rear elevation overlooking the garden, fitted wardrobe with mirrored sliding doors, radiator and archway leading to:

**En-Suite Shower Room**

Fitted with a fully tiled shower cubicle, wall mounted wash-hand basin, fully tiled walls and flooring.

**Bedroom 2**

14'4 x 9'7 (4.37m x 2.92m)  
With box bay window to the front elevation, radiator and range of fitted wardrobes.

**Bedroom 3**

12'6 x 9'9 (3.81m x 2.97m)  
With window to the rear elevation overlooking the garden, radiator and range of fitted wardrobes with fitted dressing table/desk.

**Bedroom 4**

9'4 x 7'4 (2.84m x 2.24m)  
With window to the rear elevation and radiator.

**Bathroom**

Fitted with a modern suite comprising low level W.C, wall mounted 'purple gloss' vanity unit with inset wash-hand basin and storage beneath, panelled bath with shower above and fitted folding screen, stainless steel heated towel rail, tiled flooring and obscured glazed window to the front elevation.

**Outside**

**Gardens**

To the front a driveway provides off road parking and access to the single garage with a small area of lawn to one side.

The rear garden is a particular feature of the property and benefits from a large paved patio accessed from the kitchen and dining room offering a perfect space for outside dining and entertaining, this leads to a large area of level lawn being bordered with a selection of well stocked flower beds planted with a mixture of mature shrubs, trees and seasonal flowers.

**Single Garage**

23'4 x 9'10 (7.11m x 3.00m)  
With up and over door to the front elevation, wall mounted gas fired boiler, personnel door to the rear allowing access through to the garden, light and power connected.

**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 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.

Council Tax Band: E



GROUND FLOOR



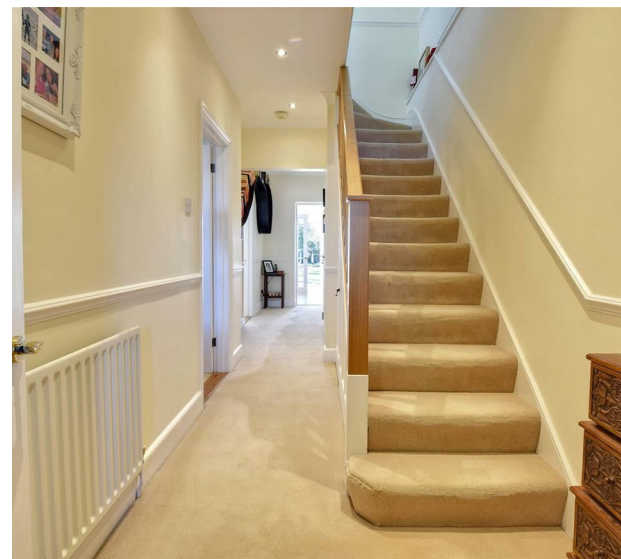
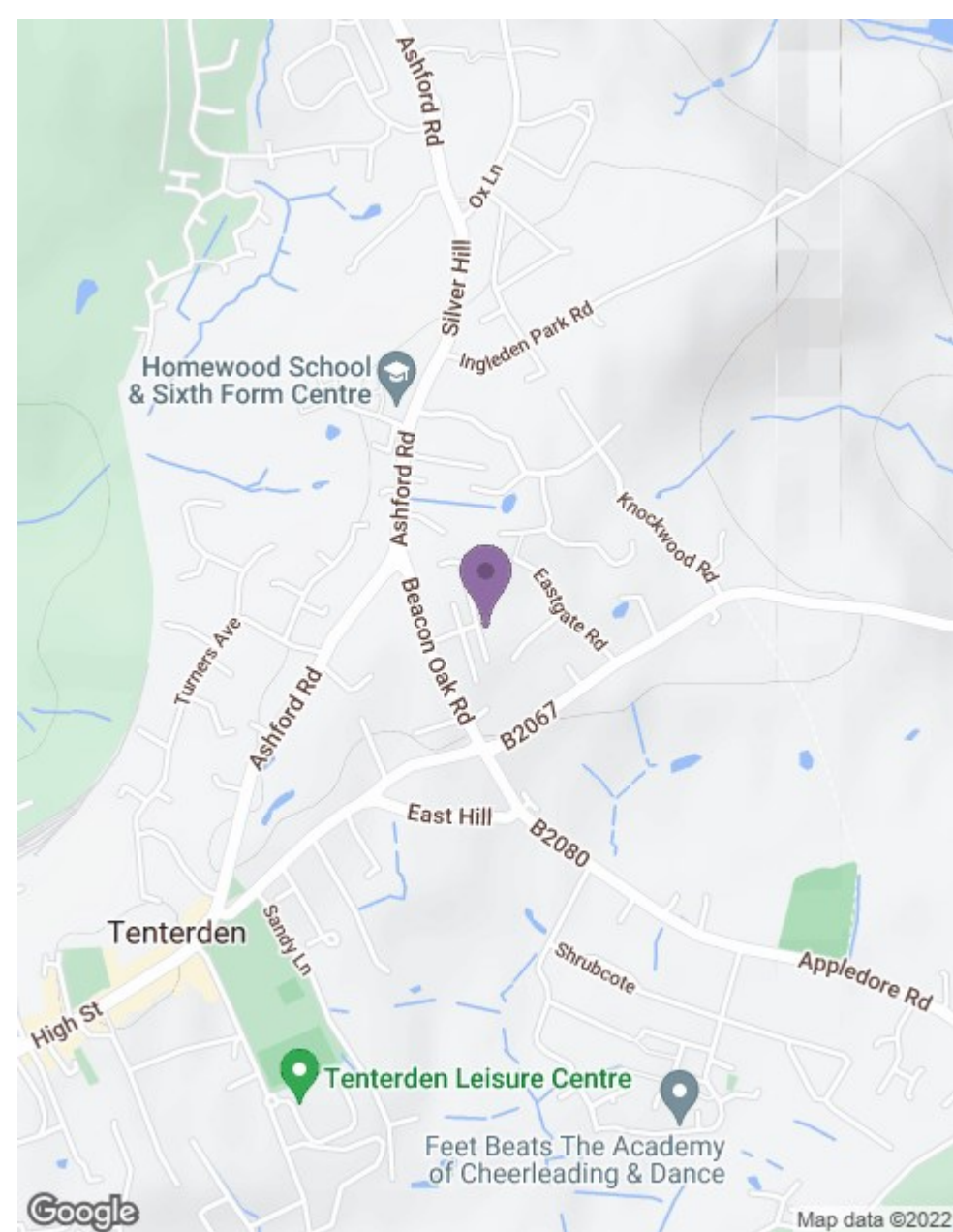
1ST FLOOR



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			
(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		65	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



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