

RUSH
WITT &
WILSON



9 Fuggle Drive, Tenterden, TN30 6FJ
Offers In Excess Of £525,000

Rush Witt & Wilson are pleased to offer this most attractive and extremely well presented semi-detached home occupying a highly sought after tucked away lane location just a short walk from Tenterden High Street.

This impressive home has been finished to a high standard through-out and offers generous accommodation arranged over two floors. Comprising of an entrance hallway, cloakroom, kitchen/dining room and living room with direct access to the garden on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and family bathroom. Outside the property offers an off road parking for up to three cars, a single carport and delightful part walled rear gardens. Further benefits include the remainder of a 10 year (5 years remaining) building warranty and gas fired central heating.

Occupying a highly desirable position, an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Entrance door with half circle window over to the front elevation, stairs rising to the first floor, fitted coat cupboard, fitted storage/larder cupboard, radiator, grey wash oak amtico flooring, glazed door through to the living room and further doors to:

Cloakroom

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

Kitchen/Dining Room

20'5 x 8'8 (6.22m x 2.64m)

Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing corian work surface with matching splash-back and inset 1.5 bowl stainless steel

sink, inset induction hob with stainless steel extractor canopy above, upright unit housing integrated NEFF oven and microwave, integrated NEFF fridge/freezer, integrated NEFF dishwasher, integrated NEFF washer dryer, recessed ceiling spot lights, space for table and chairs, radiator, grey wash oak amtico flooring and being double aspect with windows to the front and side elevations.

Living Room

16'2 x 11'10 (4.93m x 3.61m)

With glazed double doors to the rear elevation allowing access to the garden and two radiators.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space, fitted drying cupboard with radiator and connecting doors to:

Bedroom 1

13'2 x 10'11 max (4.01m x 3.33m max)

With window to the rear elevation, full height fitted double wardrobe with mirrored sliding doors, radiator and door to:

En-Suite Shower Room

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, large shower cubicle with fitted glass sliding door, stainless steel heated towel rail, fitted mirrored wall cabinet with separate mirror, part tiled walls and tiled flooring.

Bedroom 2

14'7 x 8'3 max (4.45m x 2.51m max)

With window to the front elevation, full height fitted double wardrobe with mirrored sliding doors and radiator.

Bedroom 3

11'0 x 7'6 max (3.35m x 2.29m max)

With window to the front elevation and radiator.

Family Bathroom

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, panelled bath with mixer tap, shower above and fitted screen, fitted mirrored wall cabinet with separate mirror, heated towel rail, fully tiled walls and tiled flooring.

Outside

Garden

To the front is a small area of well stocked garden planted with a selection of shrubs and seasonal flowers with a pathway leading to the front door.

The part walled rear garden is predominantly laid to lawn bordered with established beds planted with an array of shrubs and seasonal flowers, a paved patio area abuts the rear of the property accessed from the living room offering the perfect space for outside dining and entertaining, a pathway leads down the garden to a further paved seating area and rear gated access that opens through to the brick paved driveway which provides off road parking for up to three cars and access to the single car barn.

Agent Note

Council Tax Band: E

Please note there is annual maintenance charge of circa £262.00 which covers the upkeep of all the communal areas.

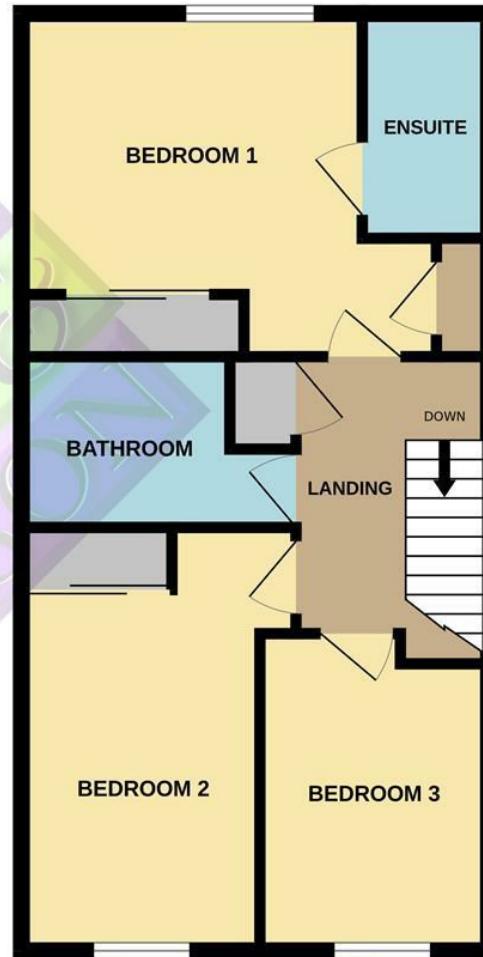
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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



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		
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		

