

**RUSH
WITT &
WILSON**



**3 Addison Cottage The Street, Wittersham, TN30 7EB
Offers In The Region Of £415,000**

Rush Witt & Wilson are pleased to offer this attractive semi-detached family home with good sized gardens occupying a popular location within the heart of Wittersham.

The accommodation is arranged over two floors comprises of an entrance porch, hallway, cloakroom living room with log burning stove and kitchen/dining room on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from off road parking to the front and well stocked established rear gardens benefitting from a southerly aspect and backing through to and enjoying delightful views over adjoining fields.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our TENTERDEN branch on 01580 762927



Entrance Porch

9'6 x 5'3 (2.90m x 1.60m)

Entrance door and window to the front elevation, fitted corner storage cupboard and obscure glazed door leading through to:

Hallway

Stairs rising to the first floor with fitted storage cupboard beneath, radiator, doors off to the following:

Cloakroom/WC

Obscure glazed window to the side elevation, fitted with a coloured suite comprising low level wc, wall mounted wash hand basin with tiled splashback, cork tile flooring, floor standing oil fired boiler.

Kitchen/Dining Room

16'7 x 9'1 (5.05m x 2.77m)

Two windows to the rear elevation, part glazed stable door with views and access onto the garden, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect worksurface, inset one and a half bowl ceramic sink with side drainer, generous tiled splashback, space for electric oven, space and plumbing for washing machine, space for free standing fridge/freezer, space for table and chairs, tile effect flooring, radiator.

Living Room

15'7 x 11'4 (4.75m x 3.45m)

Double aspect with window to the front and glazed double doors with views and access onto the rear garden, attractive exposed brick feature fireplace with inset log burning stove, radiator.

First Floor

Landing

Window to the front elevation, radiator, access to loft space, fitted shelved airing cupboard housing insulated hot water tank, doors off to the following:

Bedroom One

15'6 x 11'4 max (4.72m x 3.45m max)

Double aspect with windows to the front and rear elevations, the latter enjoying a pleasant view over the garden and adjoining fields beyond, attractive feature fireplace, radiator, fitted double wardrobe.

Bedroom Two

9'3 x 8'6 (2.82m x 2.59m)

Window to the rear elevation enjoying pleasant views over the garden and adjoining fields beyond, range of fitted wardrobes, radiator.

Bedroom Three

9'3 x 7'8 (2.82m x 2.34m)

Window to the rear elevation, radiator.

Family Bathroom

Obscure glazed window to the side elevation, white suite comprising low level wc, pedestal wash hand basin, wooden panel enclosed bath with mixer tap, shower over and fitted folding screen, radiator, exposed floorboards.

Outside

Front Garden

Gravelled driveway providing off road parking with pathway proceeding to the front door, to one side is a level area of lawn bordered with a range of beds planted with a selection of established shrubs and seasonal flowers, to the front boundary is well maintained hedging and gated side access leads to:

Rear Garden

The established and well stocked rear garden is of a good size and benefits from a southerly aspect, abutting the rear of the property is a part pergola covered paved patio area with established wisteria offering space for outside dining and entertaining, this leads to a generous area of level lawn with feature pond being bordered with a range of well stocked established beds planted with a mixture of shrubs and an array of seasonal flowers, timber store with light and power

connected, further pergola covered seating area, gated archway leading through to a further area of level lawn garden with arranged raised planters, detached summerhouse/studio with light and power connected, post and rail fencing to the rear boundary where the property backs onto and enjoys views over farmland.

Agents 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 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.

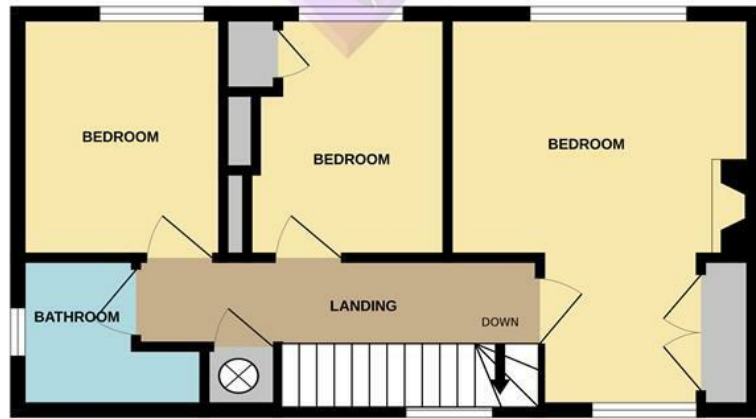
Council Tax Band: D



GROUND 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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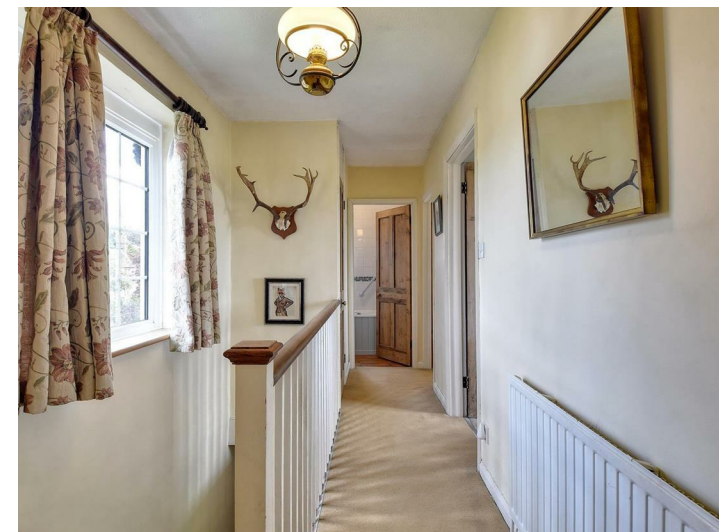


1ST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	39	A	B

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (02 plus), B (01-01), C (00-00), D (00-00), E (00-00), F (01-00), G (01-00).





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