2 Forge Meads, Wittersham, Kent TN30 7PE
Offers In The Region Of £299,950

Rush Witt & Wilson are pleased to offer this extended semi-detached family home located in the heart of the popular village of Wittersham. The well-presented accommodation is arranged over two floors and comprises of an entrance porch, living room with log burning stove, cloakroom, bedroom three/home office and stunning kitchen /breakfast room with adjoining dining room on the ground floor. On the first floor are two double bedrooms and the family bathroom. Outside the property benefits from good sized gardens rear garden and residents parking area to the front. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Porch
With entrance door to the side and window to the front elevation, tiled flooring, connecting door leading to:

Living Room
13'8 x 13'0 (4.17m x 3.96m)
With window to the front elevation, feature fireplace with inset log burning stove, doorway leading to the kitchen/breakfast room and further door to:

Inner Lobby
With stairs rising to the first floor and door leading to:

Bedroom 3/Home Office
9'7 x 9'0 (2.92m x 2.74m)
With window to the rear elevation.

Kitchen/Breakfast Room
16'11 x 10'10 (5.16m x 3.30m)
Beings extensively fitted with a range of grey 'shaker style' cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with tiled splash-backs, inset 1.5 bowl sink/drainer unit, space and point for Rangemaster stove with stainless steel extractor canopy above, space and point for american style fridge/freezer, space and point for dishwasher, space and plumbing for washing-machine, space and point for tumble dryer, breakfast bar, tiled flooring, electric storage heater, double aspect with windows to the front and side elevation, open-plan to:

Dining Room
11'2 x 9'7 (3.40m x 2.92m)
With double doors to the rear elevation allowing access to the garden, two Velux style windows, tiled flooring and door to:

Cloakroom
Fitted with modern white suite comprising low level W.C and pedestal wash-hand basin, tiled flooring.

First Floor

Landing
With stairs rising from the inner lobby, window to the rear elevation, access to loft space, shelved airing cupboard housing insulated hot water tank.

Bedroom 1
13'9 x 13'1 max (4.19m x 3.99m max)
With window to the front elevation, electric storage heater, fitted storage cupboard, two fitted double wardrobes and fitted desk.

Bedroom 2
10'11 x 10'6 (3.33m x 3.20m)
With window to the front elevation, electric storage heater and fitted wardrobe.

Bathroom
Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap, shower attachment and fitted folding screen, wall mounted heated towel rail and obscured glazed window to the rear elevation.

Outside

Garden
To the front is an residents parking area with a small area of gravelled garden and gated side access to one side leading to:

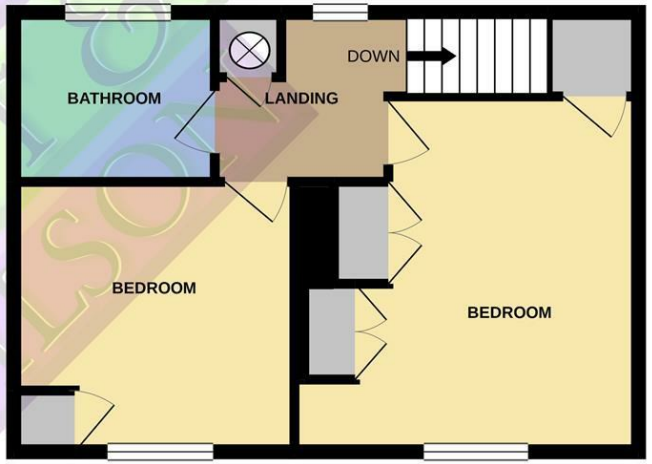
The rear garden is of a good size with small paved patio abutting the rear of the property accessed via double doors from the dining room, steps lead to a large area of level lawn with a flower bed to one side planted with mixture of shrubs and trees.

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

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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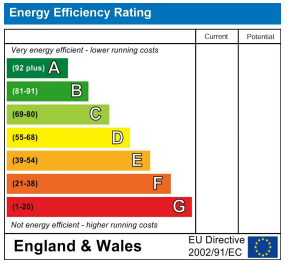

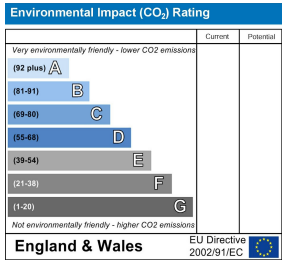

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