

**RUSH
WITT &
WILSON**



6 Southgate Road, Tenterden, Kent TN30 7BS
Guide Price £675,000

Rush Witt & Wilson are pleased to offer this most attractive extended 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 an entrance hallway, cloakroom, 21'4 double aspect living room, utility room and impressive kitchen//breakfast room with adjoining dining/family room on the ground floor. On the first floor are three double bedrooms, the main with an en-suite shower room and the family bathroom.

Outside the property benefits from an attached double garage, generous driveway parking and a well stocked good sized rear gardens benefiting from a 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 obscured glazed entrance door to the front elevation, stairs rising to the first floor with recessed storage area beneath, small fitted coat cupboard, radiator, wood effect laminate flooring, glazed multi-panelled doors through to the living room and kitchen, further door to:

Cloakroom

Fitted with a modern white suite comprising low level W.C, corner 'white gloss' vanity unit with inset wash-hand basin, tiled splash-back and fitted cupboard beneath, stainless steel heated towel rail, tiled flooring and obscured glazed window to the side elevation.

Living Room

21'4 x 12'6 (6.50m x 3.81m)
Being double aspect with attractive bay window to the front and glazed double doors to the rear elevation allowing access through to the garden, feature fireplace with inset gas fire, two radiators, door from the entrance hallway and further door to:

Kitchen/Breakfast Room

17'4 max x 9'8 max (5.28m max x 2.95m max)
Fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splash-back and inset 1.5 bowl ceramic sink/drainер unit, inset four burner BELLING gas hob with extractor canopy above, upright unit housing integrated NEFF double oven, integrated AEG dishwasher, space and point for free-standing fridge/freezer, fitted breakfast-bar, fitted wine rack, recessed ceiling spotlights, tiled flooring, radiator, window to the side elevation, door to the utility room and archway leading through to:

Dining/Family Room

16'7 x 11'3 max (5.05m x 3.43m max)
With glazed double doors to the side and rear elevations both allowing access through to the garden, full height window to the rear, Velux style window, wood effect laminate flooring and two radiators.

Utility Room

8'2 x 7'11 (2.49m x 2.41m)
Fitted with a range of cream shaker style cupboard base units with matching wall mounted cupboards, complementing granite effect work surface with tiled splash-back and inset stainless

steel sink/drainер unit, space and plumbing for washing-machine, space and point for tumble dryer, wall mounted gas fired boiler, tiled flooring, radiator, window to the front elevation and part obscured glazed door to the side allowing access to the garden.

First Floor

Landing

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

Master Bedroom

12'1 x 12'0 (3.68m x 3.66m)
With window to the front elevation, range of full height fitted wardrobes with sliding doors, radiator and door to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard beneath, large shower cubicle with sliding door, stainless steel heated towel rail, part tiled walls, tiled flooring, recessed ceiling spot lights, radiator and obscured glazed window to the front elevation.

Bedroom 2

16'6 x 7'11 (5.03m x 2.41m)
Being double aspect with windows to the front and rear elevations, radiator.

Bedroom 3

10'5 x 8'11 (3.18m x 2.72m)
With window to the rear elevation enjoying a pleasant view over the rear garden, range of full height fitted wardrobes with sliding doors, fitted storage cupboard and radiator.

Family Bathroom

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, 'P' shaped panelled bath with shower over and fitted screen, part tiled walls, tiled flooring, radiator, fitted airing cupboard housing insulated hot water tank and obscured glazed window to the rear elevation.

Outside

AttachedDouble Garage

15'11 x 15'3 (4.85m x 4.65m)
With double up and over door to the front, personal door and window to the rear elevation, light and power connected.

Gardens

To the front two block paved driveways provides off road parking for a number of cars with a pathway proceeding to the front door. There is an area of lawn being interspersed with a selection of established shrubs and trees and beds planted with a mixture of seasonal flowers. Gated access to both sides of the property leads through to the rear garden.

The delightful and well stocked rear gardens are a particular feature of the property benefitting from a westley aspect and offering a paved terrace abutting the rear of the property being accessed off the living room and dining/family room offering a perfect space for outside dining/entertaining which leads to a good sized area of level lawn being interspersed and bordered with a selection of established beds planted with a mixture of mature shrubs, trees and seasonal flowers, to the end of the garden is a pergola covered seating area, summer house, two timber garden stores and a greenhouse.

Agent Note

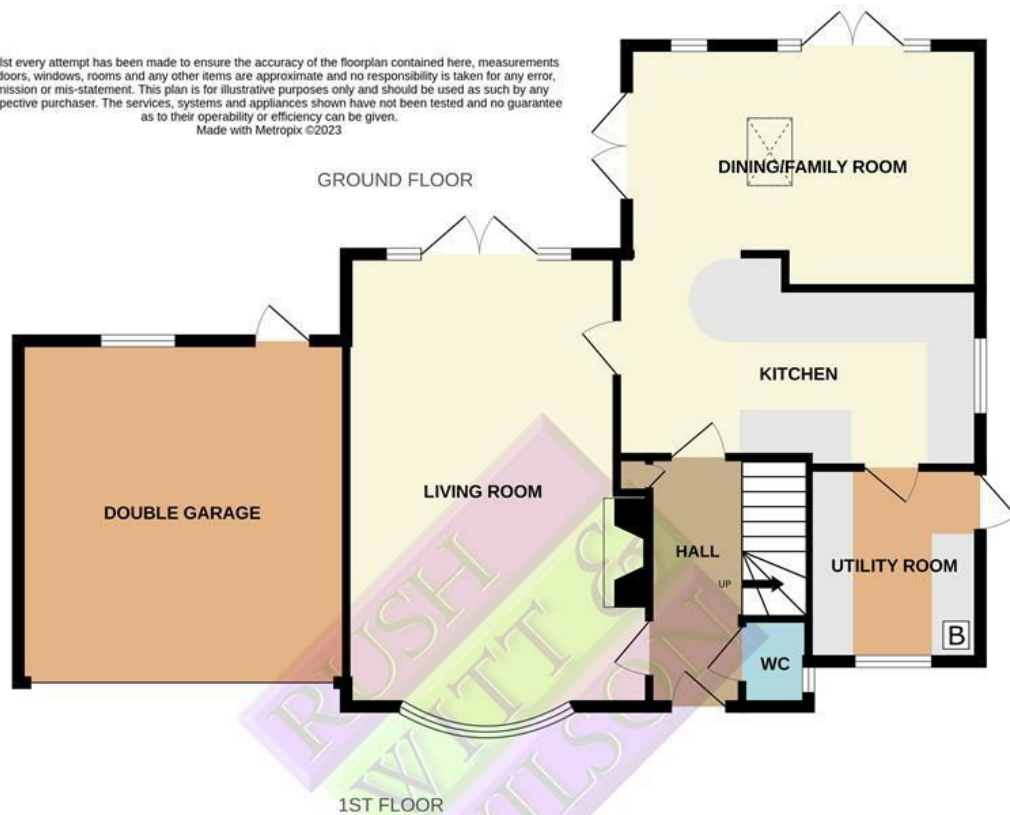
Council Tax Band: F

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.



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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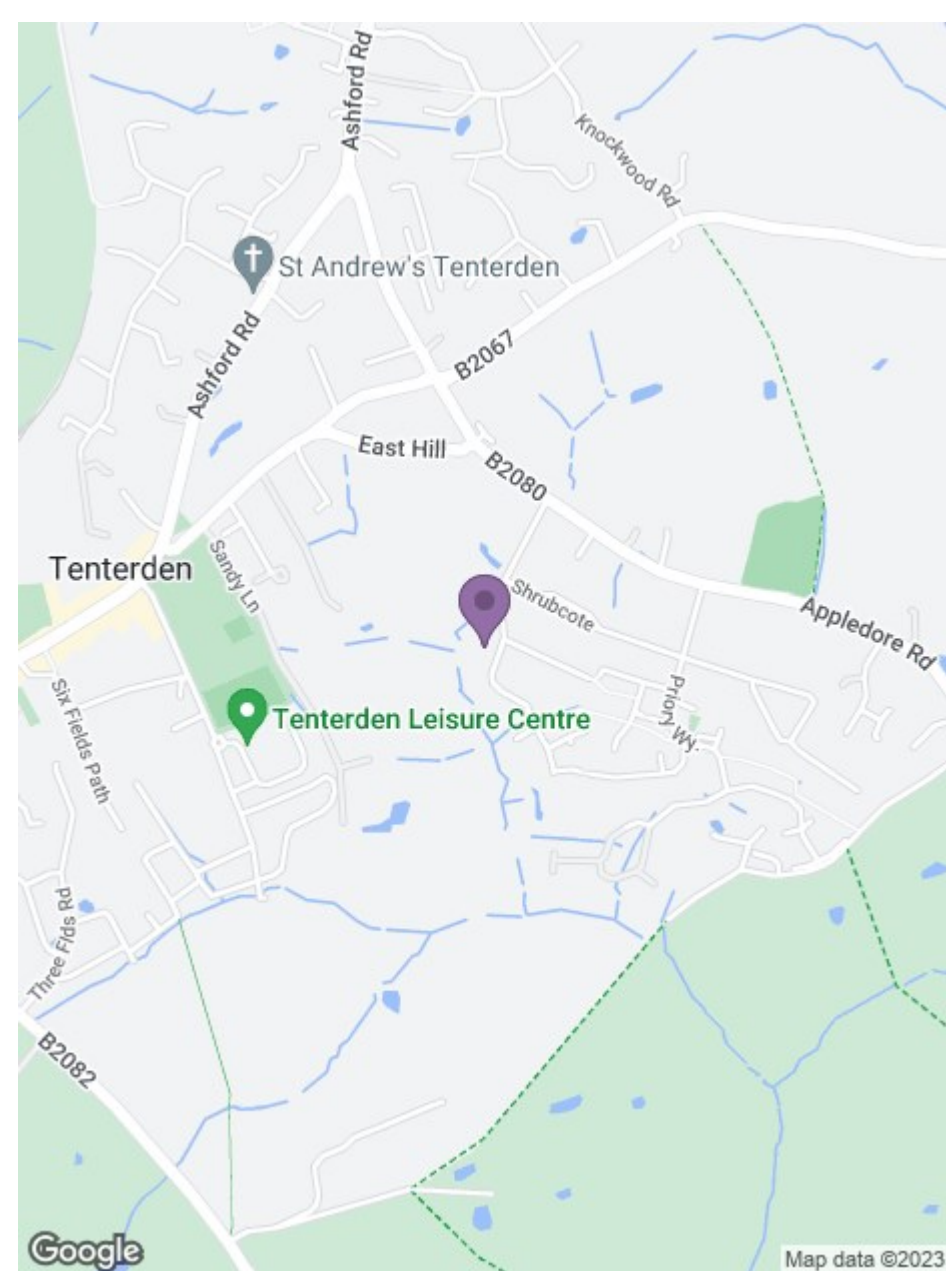


1ST FLOOR



Energy Efficiency Rating		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	



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