

**RUSH
WITT &
WILSON**



**42 Sparkes Wood Avenue, Rolvenden, Kent TN17 4LZ
Offers In Excess Of £375,000**

Rush Witt & Wilson are pleased to offer this well-presented and extended family home with large rear garden measuring approximately 150ft in length (tbv) located in the heart of the popular village of Rolvenden. The well-proportioned accommodation is arranged over two floors and comprises an entrance porch, living room with log burning stove, kitchen and dining/family room with direct access to the garden on the ground floor. On the first floor and three double bedrooms and the family bathroom. Outside the property offers driveway parking and good sized rear gardens measuring approximately 150ft in length enjoying a pleasant outlook over adjoining countryside to the rear. Cranbrook School Catchment. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Porch

With entrance stable door to the side and window to the front elevation, tiled flooring and door through to:

Hallway

With connecting door to the kitchen and further door opening to:

Living Room

16'9 max x 12'11 max (5.11m max x 3.94m max)

With window to the front elevation, radiator, stairs rising to the first floor, feature fireplace with slate tiled hearth and inset log burning stove, recessed ceiling spotlights and connecting door leading to:

Dining/Family Room

13'8 x 12'3 (4.17m x 3.73m)

With glazed double doors to the rear elevation opening to a raised paved terrace, radiator, wood effect laminate flooring, radiator and connecting door to the lean-to.

Kitchen/Breakfast Room

16'8 x 10'10 (5.08m x 3.30m)

Fitted with a range of white modern style cupboard and drawer base units with range of wall mounted cupboards, glazed display cabinets and shelving, complementing work-surface with generous tiled splash-back, inset 1.5 bowl

sink/drain unit, space for point for gas range style cooker with extractor canopy above, space and point for dishwasher, space and plumbing for washing machine, space and point for low level fridge, wall mounted gas fired boiler, radiator and being double aspect with windows to the front and side elevation.

Glazed double doors leading to:

Lean-To (requiring work/replacement)

14'2 x 7'1 (4.32m x 2.16m)

Of timber framed construction with a range of windows and glazed doors to the side elevation, requiring work/replacement.

First Floor

Landing

With stairs rising from the living room, access to loft space, shelved storage cupboard, recessed ceiling spotlights and connecting doors to:

Bedroom 1

13'8 x 12'3 (4.17m x 3.73m)

With window to the rear elevation enjoying a pleasant outlook over the rear garden and open countryside beyond, radiator and wood effect laminate flooring.

Bedroom 2

13'8 x 13'3 (4.17m x 4.04m)

With window to the front elevation, recessed ceiling spotlights, radiator and fitted storage cupboard/wardrobe.

Bedroom 3

10'8 x 10'6 (3.25m x 3.20m)

With window to the front elevation, radiator, recessed ceiling spotlights and built in storage cupboard/wardrobe.

Family Bathroom

Fitted with a modern suite comprising grey vanity unit with fitted low level W.C, inset wash-hand basin and fitted cupboard, panelled bath with mixer tap, shower above and fitted folding screen, stainless steel heated towel rail, part

tiled walls, recessed ceiling spotlights and obscured glazed window to the rear elevation.

Outside

Gardens

To the front a brick paved driveway provided off road parking for a number of cars with an area of lawn to one side and well maintained hedging the front/side boundaries. Gated side access leads to:

The good sized and established rear garden is a particular feature of the property and is approximately 150ft in length (tbv), a delight raised paved patio area abuts the rear of the property accessed from the family/dining room offering a perfect space for outside dining and entertaining, this leads to two terraced areas of lawn bordered with a pathway to one side and a range of established beds planted with a selection of mature shrubs, trees and seasonal flowers. There is a detached summer house with log store to the rear and decked terrace to the front, two timber garden stores, a large green house and further area of garden beyond enjoying a pleasant outlook over adjoining open fields to the rear.

Agent Note

Council Tax Band: C

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	83	A	A
<small>Very energy efficient - lower running costs</small> <small>(02-68) A</small> <small>(69-80) B</small> <small>(65-69) C</small> <small>(55-64) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(02-10) A</small> <small>(11-15) B</small> <small>(16-20) C</small> <small>(21-25) D</small> <small>(26-30) E</small> <small>(31-35) F</small> <small>(36-40) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

