RUSH WITT & WILSON

16a Rogersmead, Tenterden, Kent TN30 6LF
Offers In Excess Of £475,000

Rush Witt & Wilson are pleased to offer an exciting and rare opportunity to acquire this newly constructed detached bungalow occupying an highly sought-after and quiet location just a short walk from the picturesque tree lined High Street of Tenterden.

Having been finished to a high standard through-out this impressive bungalows offers well-proportioned accommodation comprising of an entrance hallway, living/dining room with part vaulted ceiling and bifold doors opening the garden, a stunning fully fitted kitchen, shower room and two double bedrooms, one with an en-suite wet room. Outside the bungalow offers driveway parking to the front with space for two cars and a good sized garden to the size comprising of a private paved patio area leading to an area of lawn.

Further benefits include under floor heating and a 10 year builders warranty. Offered to the market CHAIN FREE. A viewing is highly recommended to fully appreciate the fantastic accommodation this new bungalow has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580 7629

Entrance Hallway
With entrance door and frosted single side light to the front elevation, vaulted ceiling and oak glazed door opening to:

Living/Dining Room
23'7 max x 14'9 (7.19m max x 4.50m)
This impressive room benefits from being double aspect with attractive feature window to the front and bifold doors to the side elevation opening to a private patio area/garden, fitted double storage cupboard, access to loft space, under floor heating and oak doors leading to:

Kitchen
14'4 max x 10'11 max (4.37m max x 3.33m max)
Fitted with a range of blue and light grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing marble effect work surface with matching splash-back and inset stainless steel sink/drainer unit, inset BOSCH four ring induction electric hob with extractor canopy above, integrated washing machine, integrated BOSCH dishwasher, upright unit housing integrated CDA electric oven and microwave with warming drawer beneath, cupboard housing wall mounted Worcester gas fired boiler, wood effect tiled flooring with under floor heating, window to the rear elevation and door allowing access to the garden.

Bedroom 2
12'2 x 10'3 (3.71m x 3.12m)
With window to the front elevation, under floor heating and oak door leading to:

En-Suite Wet Room
Fitted with a modern white comprising low level W.C with concealed cistern, wash-hand basin, wall mounted fixed shower, stainless steel heated towel rail, obscured glazed window to the rear elevation, fitted demister mirror with light, fully tiled walls and flooring.

Bedroom 1
13'1 x 11'7 (3.99m x 3.53m)
With to the side elevation overlooking the garden, under floor heating and oak door to the shower room.

Shower Room
Fitted with a modern white comprising low level W.C with concealed cistern, wall mounted vanity unit with inset wash-hand basin and storage beneath, large walk-in shower cubicle with sliding door, stainless steel heated towel rail, obscured glazed window to the rear elevation, fitted demister mirror with light, oak door to bedroom 1, fully tiled walls and flooring.

Outside

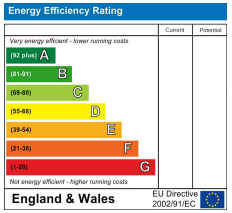
Gardens
To the front a tarmacked driveway provides off road parking for two cars with a flower bed to one side and paved pathway allowing rear access round to the side garden.

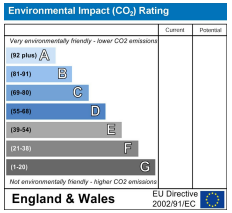
The side garden offers a delightful and private paved patio area accessed from the living/dining room offering a perfect space for outside dining/entertaining which leads to a good sized area of raised lawn bordered with a range of flower beds.

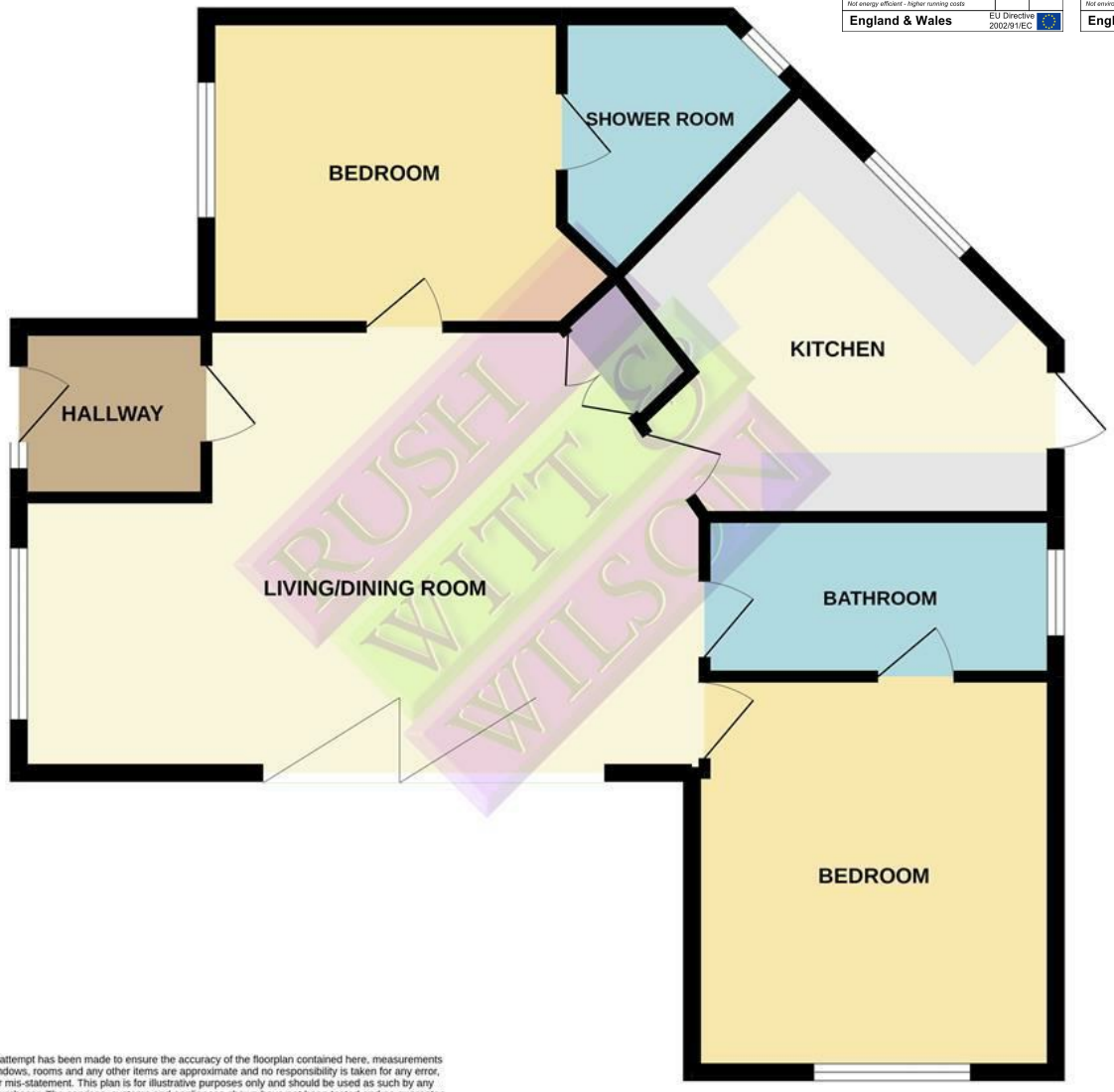
Agent Note
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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







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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The Property Ombudsman
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