

**RUSH  
WITT &  
WILSON**



**11 Holdstock Road, Tenterden, Kent TN30 7DU  
Offers In Excess Of £600,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive semi-detached family home with a generous landscaped rear gardens occupying a desirable position within this sought-after and convenient modern development being just a short walk from Tenterden High Street. The extremely well presented accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, living room with attractive bay window, utility room and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor is the master bedroom with en-suite shower room and fitted wardrobe, three further bedrooms and the family bathroom. Outside the property offers a brick paved driveway, a detached brick car port with storage area to the rear and generous landscaped rear gardens. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating. An internal inspection of this impressive home is highly recommended, to arrange a viewing please call our Tenterden office on 01580 762927.

**Entrance Hallway**

Part glazed entrance door with half round window over to the front elevation, stairs rising to the first floor with small recessed storage area beneath and generous fitted cupboard, wood effect karndeian flooring, radiator and doors to:

**Cloakroom**

Fitted with a white suite comprising low level W.C with concealed cistern and wall mounted flush, pedestal wash-hand basin with tiled splash back, wood effect karndeian flooring and radiator.

**Living Room**

16'11 max x 11'6 (5.16m max x 3.51m)

With attractive bay window to the front elevation with fitted half plantation shutters, range of full height fitted display shelving with fitted desk, double cupboard housing space for a wall mounted T.V and inset kratki bio ethanol fire, wood effect karndeian flooring and radiator.

**Kitchen/Dining Room**

18'7 x 11'6 (5.66m x 3.51m)

Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with matching splash-back and inset 1.5 bowl stainless steel sink/drainer unit, inset AEG four burner gas hob with stainless steel back plate and extractor canopy above, upright unit housing integrated AEG double oven,

integrated fridge/freezer, integrated dishwasher, cupboard housing wall mounted gas fired boiler, recessed ceiling spot lights, space and table and chairs, two radiators, wood effect karndeian flooring, window to the rear elevations and double glazed doors allowing access through to the garden. Door to:

**Utility Room**

5'10 x 5'4 (1.78m x 1.63m)

Fitted with a range of 'white gloss' cupboard base units with complementing wood effect work surface, matching splash-back and inset stainless steel sink/drainer unit, integrated washing-machine, wood effect karndeian flooring, radiator and part glazed door to the side elevation.

**First Floor****Landing**

Being part galleried with stairs rising from the entrance hallway, fitted shelved storage cupboard, access to loft space, radiator and door to:

**Master Bedroom**

13'11 max x 11'4 (4.24m max x 3.45m)

Attractive bay window to the front elevation with fitted plantation shutters, range of full height fitted wardrobes, radiator and door to:

**En-Suite Shower Room**

Modern white suite comprising of low level W.C with concealed cistern, wall mounted wash-hand basin, large shower cubicle with folding door, stainless steel heated towel rail and part tiled walls.

**Bedroom 2**

11'8 x 9'5 (3.56m x 2.87m)

With sash window to the rear elevation and radiator.

**Bedroom 3**

8'10 x 8'2 (2.69m x 2.49m)

With sash window to the rear elevation, fitted wardrobe and radiator.

**Bedroom 4**

7'10 x 6'11 (2.39m x 2.11m)

Currently utilised as a home office, sash window with fitted plantation shutters to the front elevation and radiator.

**Family Bathroom**

Modern white suite comprising of low level W.C with concealed cistern, wall mounted wash-hand basin, panelled bath with

shower above and fixed screen, stainless steel heated towel rail and part tiled walls.

**Outside****Gardens**

To the front is a small area of garden planted with a mixture of shrubs and paved pathway leading to the front door. To one side a brick paved driveway providing off road parking and access to the detached car port. Gated side access leads to:

The rear garden is a particular feature of the property being of generous size compared to similar properties within the development, a paved patio runs the width of the property with a delightful 'landscaped' seating area bordered by a range of low level and raised beds planted with a mixture of shrubs and seasonal flowers which offers a perfect space for outside dining and entertaining, this leads to a good sized area of lawn. There is also a useful timber garden store.

**Detached Carport**

14'7 x 9'10 (4.45m x 3.00m)

Brick built carport with tiled pitched roof, the back area has been sub-divided with door leading to:

**Store Area**

9'10 x 4'4 (3.00m x 1.32m)

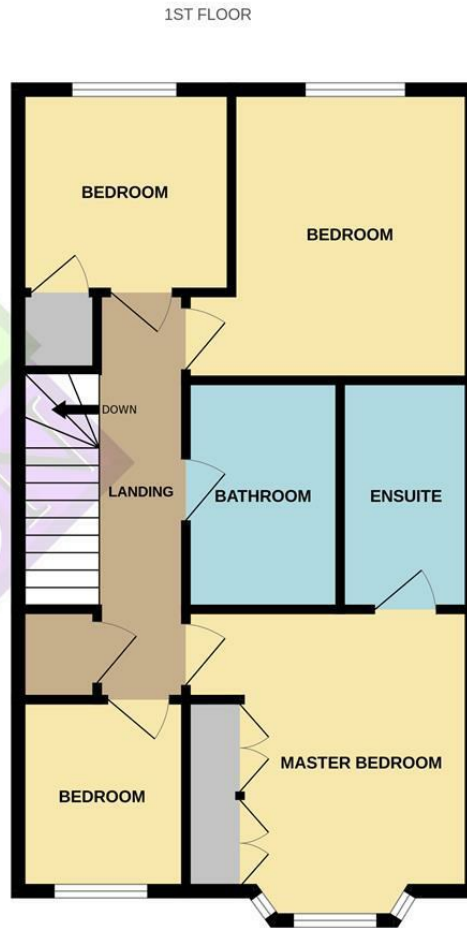
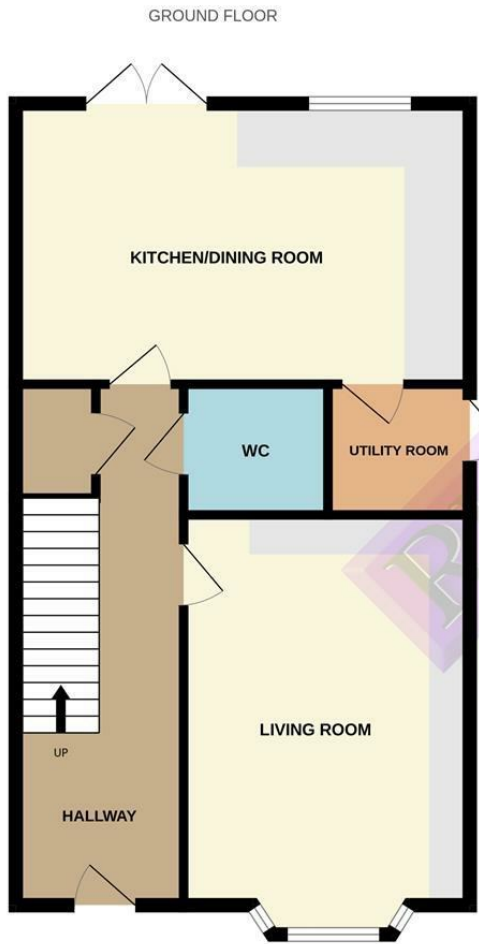
Useful enclosed storage area.

**Agent Note**

Please note there is annual maintenance charge of circa £260.00 which covers the upkeep of all the communal areas.

Council Tax Band: E

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(85-91) A				(82 plus) A			
(69-84) B				(61-81) B			
(50-68) C				(49-60) C			
(35-49) D				(35-48) D			
(29-34) E				(29-34) E			
(21-28) F				(21-28) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

