

**RUSH
WITT &
WILSON**



**The Orchards, 28b Poplar Road, Wittersham, Tenterden, Kent TN30 7NT
Offers In The Region Of £695,000 Freehold**

Rush Witt & Wilson are pleased to offer modern detached family home occupying a tucked away location down a private driveway within the heart of the popular village of Wittersham.

The well proportioned accommodation is arranged over two floors and comprises a generous entrance hallway, cloakroom, modern fitted kitchen, utility room, dining room, 21'6 living room with direct access to the garden and study on the ground floor. On the first floor are four bedrooms, two with en-suite facilities and the family bath/shower room. Outside the property offers off road parking, a detached single garage and rear garden.

Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance door to the front elevation, wooden flooring, stairs rising to the first floor with fitted cupboard beneath housing floor standing oil fired boiler, radiator, connecting doors to:

Fitted with a white suite comprising low level wc, pedestal wash-hand-basin, stainless steel heated towel rail, wooden flooring, obscured glazed window to the front elevation.

21'6 x 14'11 (6.55m x 4.55m)
Double aspect with sash window to the front and glazed double doors to the rear elevation allowing access to the garden, attractive exposed brick feature fireplace with inset log burning stove, radiator.

Two sash windows to the front elevation, radiator.

9'7 x 6'11 (2.92m x 2.11m)
Sash window to the side elevation, radiator.

15'3 max x 12'3 (4.65m max x 3.73m)
Fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset stainless steel sink/drain unit, space and point for range style cooker with fitted stainless steel back plate and extractor canopy above, integrated low level fridge, integrated dishwasher, tiled flooring, radiator and double doors allowing access to the garden, connecting door through to:

Fitted granite work-surface with range of 'cream gloss' cupboard base units beneath, space and plumbing for washing-machine, space and point for tumble dryer, up-right unit housing integrated fridge/freezer, tiled flooring, window to the rear elevation.

Stairs rising from the entrance hallway, fitted storage cupboard, access to loft space, doors to:

14'11 x 14'6 (4.55m x 4.42m)
Window to the front elevation, two fitted wardrobes, radiator, door to:

Modern white suite comprising low level wc, pedestal wash-hand-basin, corner shower cubicle, heated towel rail, obscured glazed window to the rear elevation.

11'11 x 11'6 (3.63m x 3.51m)
Window to the rear elevation, double fitted wardrobe, radiator,
door to:

Modern white suite comprising low level wc, pedestal wash-hand-basin, corner shower cubicle.

15'11 x 8'6 (4.85m x 2.59m)
Window to the rear elevation, radiator.

11'3 x 6'5 (3.43m x 1.96m)
Window to the rear elevation, radiator.

11'2 x 9'1 (3.40m x 2.77m)
Modern white suite comprising low level wc, free standing bath, pedestal wash-hand-basin, corner shower cubicle, heated towel rail, obscured glazed window to the front elevation.

To the front a generous driveway provides off road parking for a number of cars and access to the detached single garage. Gated access leads to:

The rear garden is predominately laid to lawn with a paved patio abutting the rear of the property and a further paved seating area.

Up and over door to the front elevation, light and power connected.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR

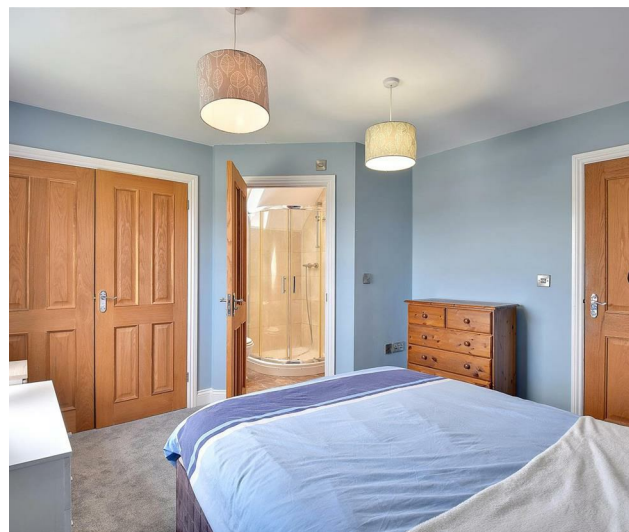
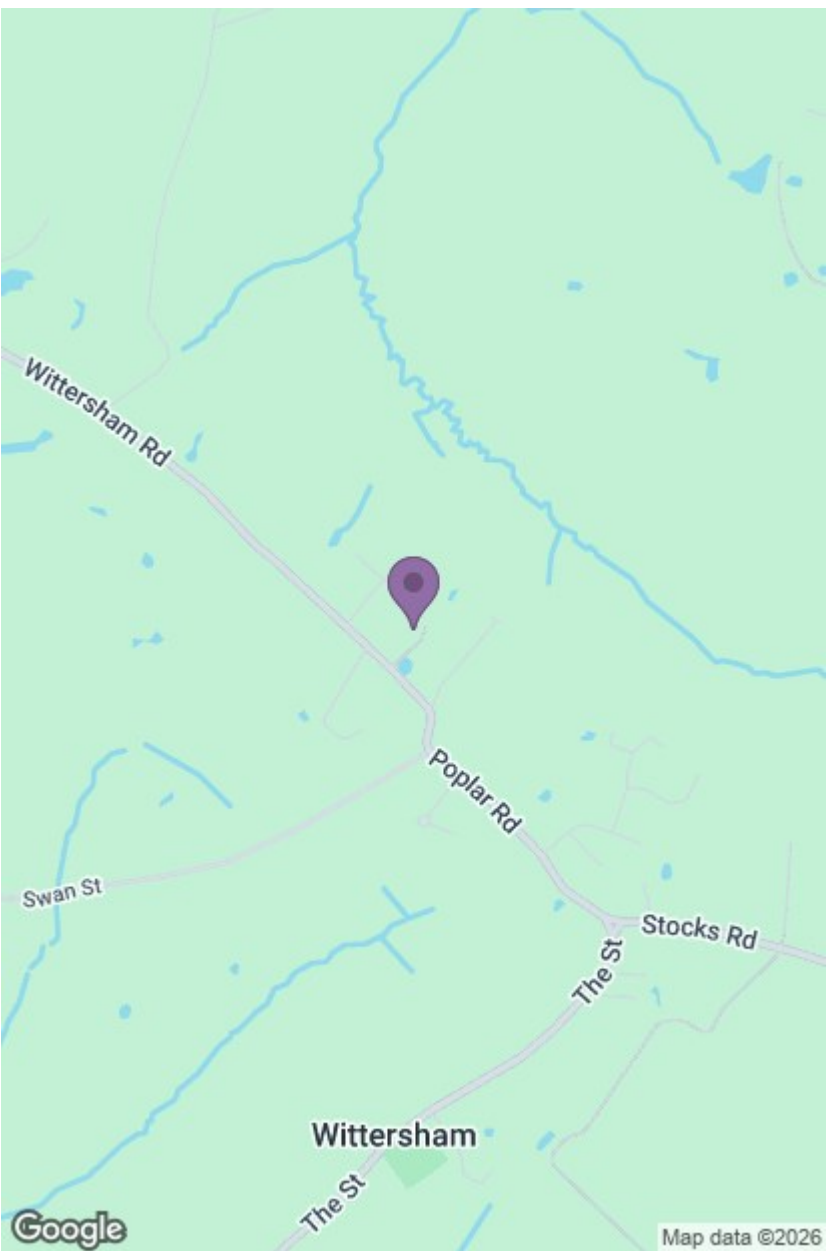


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(43-54) E			(29-38) E		
(31-42) F			(17-28) F		
(1-30) G			(1-16) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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