

**RUSH
WITT &
WILSON**



**30 Lloyds Green, Wittersham, Kent TN30 7NX
Offers In Excess Of £335,000**

Rush Witt & Wilson are pleased to offer this well-proportioned semi-detached family home with large garden located in the sought after village of Wittersham. The accommodation is arranged over two floors and comprises of an entrance hallway, kitchen/dining room, family room and living room, utility room and cloakroom on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property enjoys a good sized garden to rear. An internal inspection is highly recommended by the vendors' sole agents, for further information and to arrange your viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

With part obscured glazed entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and doors to:

Dining/Family Room

10'11 x 9'11 (3.33m x 3.02m)

With window to the rear elevation, feature corner fireplace and radiator.

Living Room

10'11 x 16'3 (3.33m x 4.95m)

With two windows to the rear elevation, two radiators and feature fireplace with exposed brick surround and inset log burning stove.

Utility Room

13'3 x 5'10 (4.04m x 1.78m)

Fitted with a range of cupboard base units with woodblock effect work surface, space and plumbing for washing machine, space and point for tumble dryer, space and point for free standing fridge/freezer, floor standing oil fired boiler, fitted storage cupboard, radiator, window to the front elevation, wooden effect laminate flooring and doorway through to:

Kitchen/Dining Room

12'10 max x 12'5 max (3.91m max x 3.78m max)

Fitted with a range of white gloss cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset 1.5 bowl black composite sink/drainage unit, space and point for electric range style cooker with fitted stainless steel back plate and extractor canopy above, space and point for dishwasher, space and point for free standing fridge/freezer, space for table and chairs, window to the front and side elevations, radiator, wood effect laminate flooring, door to the rear elevation allowing access through to the garden. Further door to:

Cloakroom

With low level W.C, wood effect laminate flooring and obscured glazed window to the front elevation.

First Floor**Landing**

With stairs rising from the entrance hallway, window to the front elevation, access to loft space, fitted airing cupboard housing insulated hot water tank and doors to:

Bedroom 1

13'11 x 9'11 max (4.24m x 3.02m max)

With window to the rear elevation, fitted wardrobe/storage cupboard and radiator.

Bedroom 2

9'9 x 9'8 (2.97m x 2.95m)

With window to the rear elevation, fitted wardrobe/storage cupboard and radiator.

Bedroom 3

11'0 x 6'3 (3.35m x 1.91m)

With window to the rear elevation and radiator.

Family Bathroom

Fitted with a white suite comprising of low level W.C, pedestal wash-hand basin with tile splash-back, free-standing roll top bath with mixer tap and hand held shower attachment, radiator and obscured glazed window to the side elevation.

Outside**Garden**

To the front of the property is a generous residents parking area with a pathway leading to the property. Gated side access leads to:

The rear garden is of a good size and predominantly laid to lawn being bordered with range of well stocked beds planted with a mixture of mature shrubs and seasonal flowers, a paved patio area abuts the rear of the property providing space for outside dining/entertaining. There is a good sized shed (current sub-divided) and covered log store/storage area, gated access at the rear leads to a further area of residents parking.

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.

Council Tax Band: C

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
England & Wales		77	39
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (21-23)		
	B (24-27)		
	C (28-30)		
	D (31-33)		
	E (34-36)		
	F (37-39)		
	G (40-42)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



