

**RUSH
WITT &
WILSON**



**6 Sumner Close, Rolvenden, Kent TN17 4NW
Offers In Excess Of £300,000**

Rush Witt & Wilson are pleased to offer this well-presented semi-detached home occupying a highly sought after cul-de-sac location in the heart of Rolvenden village. The accommodation is arranged over two floors and comprises of a living room, kitchen/dining room, two double bedrooms and bathroom. Outside the property benefits from driveway parking, an attached single garage (currently subdivided into two small store rooms and a useful home office) and garden to the front and rear. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Living Room

14'5 x 12'0 (4.39m x 3.66m)

With entrance door to the side and two windows to the front elevation, stairs rising to the first floor, fitted storage storage cupboard with space and plumbing for washing machine, two radiators and door leading to:

Kitchen/Dining Room

11'11 x 8'1 (3.63m x 2.46m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash-backs, inset stainless steel sink/drain unit, inset four burner gas hob with integrated oven beneath and stainless steel extractor canopy above, integrated dishwasher, space and point for free-standing fridge/freezer, fitted breakfast bar/table, cupboard housing wall mounted gas fired boiler, radiator, window to the rear elevation and glazed door giving access to the garden.

First Floor

Landing

With stairs rising from the living room, access to loft space and connecting doors to:

Bedroom 1

12'11 x 10'1 (3.94m x 3.07m)

With two windows to the front elevation and radiator.

Bedroom 2

12'0 x 8'2 (3.66m x 2.49m)

With window to the rear elevation, radiator and recessed storage area.

Bathroom

Fitted with a modern white suite comprising of a low level W.C, panelled bath with mixer tap and hand held shower attachment, generous vanity unit with a range of fitted cupboards and inset wash-hand basin, part tiled walls, radiator, fitted airing cupboard housing insulated hot water tank and obscured glazed window to the side elevation.

Outside

Gardens

To the front a driveway provides off road parking for two cars and access to the attached Single Garage with an area of lawn to the front bordered with well maintained beech hedging.

The private rear garden is predominately laid to lawn being bordered with a selection of beds planted with a mixture of shrubs and seasonal flowers. A paved patio abutting the rear of the property offers the perfect space and outside dining/entertaining.

A personal door to the garage from the garage allows access to the home office.

Single Garage

Please note the single garage is currently subdivided into three rooms, detailed as below:

Front Store

9'1 x 6'5 (2.77m x 1.96m)

With up and over door to the front elevation, light and power connected, access to loft storage space.

Side Store

9'1 x 4'4 (2.77m x 1.32m)

With entrance door to the side elevation from the garden, light and power connected, connecting door to:

Home Office

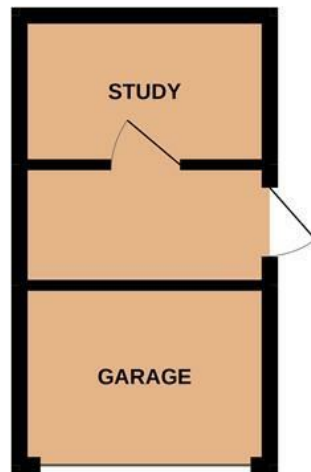
9'1 x 5'5 (2.77m x 1.65m)

With fully plastered walls, light and power connected.

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



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			61
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



