

**RUSH
WITT &
WILSON**



15 Castweazle Rolvenden Road, Tenterden, TN30 6UA
Offers In The Region Of £435,000

Rush Witt & Wilson are pleased to offer this attractive extended semi-detached home enjoying delightful rural views to the rear being located on the outskirts of Tenterden.

The well-presented accommodation is arranged over two floors and comprises of an entrance hallway, walk-in larder, bathroom, living room, kitchen/breakfast room and dining room on the ground floor. On the first floor are three bedrooms and a cloakroom.

Outside the property offers generous off road parking to the front and a good sized landscaped rear garden enjoying a southerly aspect with a delightful pergola covered paved terrace backing onto and enjoying stunning views over adjoining farmland.

An internal inspection is highly recommended to fully appreciate this impressive home. For further information and to arrange a viewing please call our Tenterden office on 01580762927.



Entrance Hallway

With part decorative glazed entrance door to the side elevation, stairs rising to the first floor, radiator and doors to:

Walk-in Larder

4'4 x 3'11 (1.32m x 1.19m)

With a range of fitted shelving, space and point for free standing fridge/freezer and obscured glazed window to the front elevation.

Living Room

13'7 max x 11'4 (4.14m max x 3.45m)

With window to the front elevation, feature fireplace with inset gas fire, low level fitted double cupboard and radiator.

Kitchen/Breakfast Room

11'10 x 8'6 (3.61m x 2.59m)

Fitted with a range of blue traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing marble effect work surface with matching splash-back and inset sink/drainер unit, inset electric hob with glass back plate, integrated oven beneath and stainless steel extractor canopy above, window through to the dining room, radiator, floor standing gas fired boiler and folding doors to:

Bathroom

Fitted with a white suite comprising free standing roll top bath with shower over and fitted screen, vanity unit with inset wash-hand basin and fitted cupboard beneath, stainless steel heated towel rail, obscured glazed window to the side elevation, fully tiled wall and flooring.

Dining Room

13'7 x 9'4 (4.14m x 2.84m)

Being double aspect with windows to the side and rear elevations, tiled flooring and glazed double doors allowing access through to the garden.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, access to loft space, window to the rear elevation enjoying stunning rural views and doors to:

Bedroom 1

11'4 x 10'5 max (3.45m x 3.18m max)

With window to the front elevation enjoying rural viewings, radiator and range of fitted wardrobes.

Bedroom 2

8'11 x 8'7 (2.72m x 2.62m)

With window to the rear elevation enjoying stunning rural views, radiator and shelved storage area housing insulated hot water tank.

Bedroom 3

9'0 max x 6'5 (2.74m max x 1.96m)

With window to the front elevation enjoying rural viewings and radiator.

Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, obscured glazed window to the rear elevation.

Outside

Garden

To the front an extensive block paved driveway provides off road parking for a number of cars with a gravelled area to one side bordered with well stocked beds planted with a mixture of established shrubs. Gated access leads to:

The rear garden enjoys a southerly aspect and is a particular feature of the property, abutting the rear of the property is a paved patio area with leads to a generous area of lawn being boarded with well stocked beds planted with a array of mature trees, shrubs and seasonal flowers. To the end of the garden is a delightful pergola covered paved patio area offering a perfect space for outside dining/entertaining and enjoy stunning views over adjoining farmland.

Agent Note

Council Tax Band: C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		62	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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	

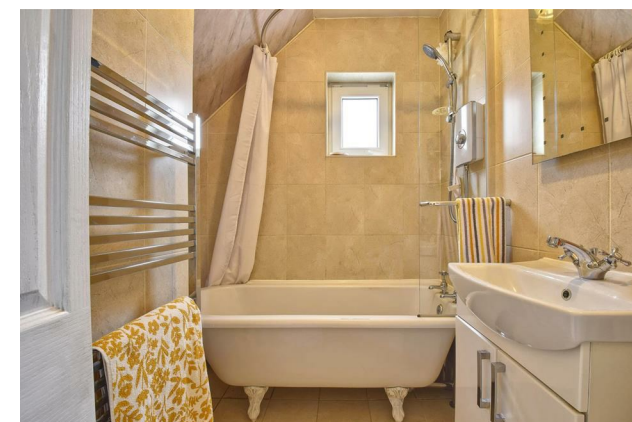


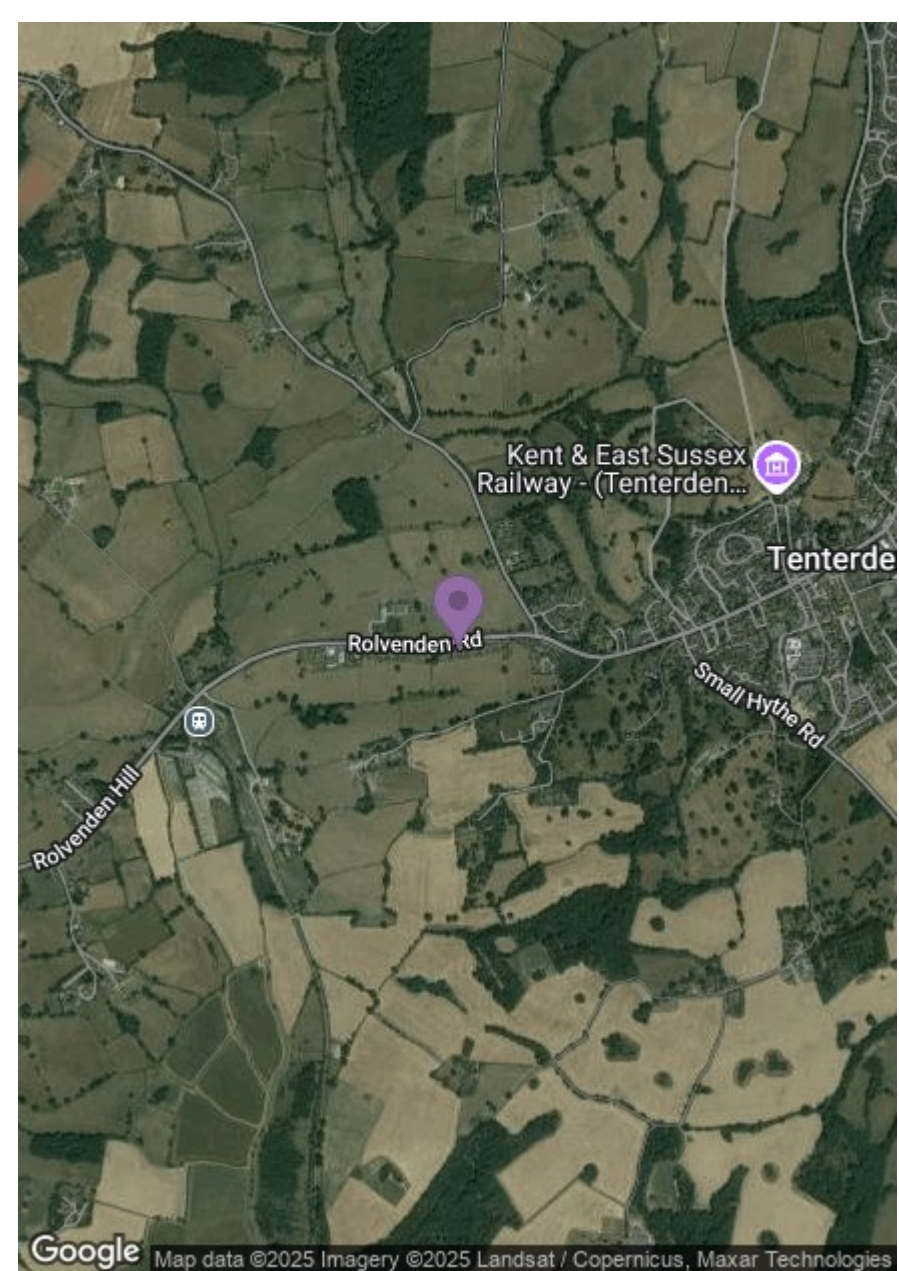
GROUND FLOOR

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





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