

**RUSH
WITT &
WILSON**



**7 Halden Field, Rolvenden, Kent TN17 4BX
Offers In The Region Of £565,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive detached family home forming part of a modern development on the outskirts of the sought after village of Rolvenden.

The extremely well presented accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, living room, family room/study, utility room and stunning 32'4 x 11'7 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 wardrobes, four further bedrooms and the family bathroom. Outside the property offers a brick paved driveway, an attached double garage and attractive landscaped rear gardens. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating. Cranbrook School Catchment.

An internal inspection of this impressive home is highly recommended, to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor, fitted coat cupboard, recessed ceiling spotlights, radiator, double doors through to the kitchen/dining room and further doors leading to:

Family Room/Study

12'8 max x 8'2 (3.86m max x 2.49m)

With window to the front elevation and radiator.

Cloakroom

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, radiator, wood effect karndean flooring and recessed ceiling spot lights.

Living Room

16'8 x 12'6 (5.08m x 3.81m)

Being double aspect with windows to the front and side elevations, door from the entrance hallway, radiator and further door to:

Kitchen/Dining Room

32'4 x 11'7 max (9.86m x 3.53m max)

This stunning room is accessed via double doors off the entrance hallway with two windows to the rear elevation and glazed double doors allowing access to the gardens, generous space for tables and chairs, radiator and wood effect karndean flooring

The kitchen area is extensively fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset 1.5 bowl stainless steel sink/drain 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, integrated wine cooler, cupboard housing wall mounted gas fired boiler, fitted breakfast bar, recessed ceiling spot lights, wood effect karndean flooring and door to:

Utility Room

7'9 x 6'3 (2.36m x 1.91m)

Fitted with a range of grey shaker style cupboard base units with complementing work surface and inset stainless steel sink/drain unit, integrated washing machine, space and point for tumble dryer and part glazed door to the side elevation.

First Floor

Landing

With stairs rising from the entrance hallway, fitted airing cupboard housing pressurized hot water tank, access to loft space, radiator, recessed ceiling spot lights and doors to:

Master Bedroom

15'11 max x 11'6 max (4.85m max x 3.51m max)

With window to the front elevation, range of full height fitted wardrobes with mirrored sliding doors, radiator and door to:

En-Suite Shower Room

Fitted with a modern white suite comprising of low level W.C, pedestal wash-hand basin, corner shower cubicle with sliding door, stainless steel heated towel rail, tiled flooring, recessed ceiling spot lights, part tiled walls and obscured glazed window to the front elevation.

Bedroom 2

13'10 x 12'8 (4.22m x 3.86m)

With window to the front elevation and radiator.

Bedroom 3

13'1 x 10'3 (3.99m x 3.12m)

With window to the rear elevation and radiator.

Bedroom 4

11'2 x 9'1 (3.40m x 2.77m)

With window to the rear elevation, range of fitted wardrobes and radiator.

Bedroom 5

10'3 x 6'9 (3.12m x 2.06m)

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

Family Bathroom

Fitted with a modern white suite comprising of low level W.C, wall mounted wash-hand basin, panelled bath, tiled shower cubicle with folding door, stainless steel heated towel rail, wood effect karndean flooring, recessed ceiling spot lights and part tiled walls.

Outside

Gardens

To the front a paved pathway leading to the front door is boarded on both sides with a small area of lawn and well stocked beds

planted with a mixture of shrubs and seasonal flowers. To one side a brick paved driveway provides off road parking and access to the attached double garage. Gated side access leads to:

The landscaped rear garden is fitted with a range of remote controlled outside lighting and offers a generous paved patio area which runs the width of the property and offers a perfect space for outside dining and entertaining, this leads to a level area of lawn bordered by a range of beds planted with a mixture of shrubs and seasonal flowers. To the rear of the garage is a small timber garden store and children's play area.

Attached Double Garage

19'11 x 19'8 (6.07m x 5.99m)

With two up and over doors to the front elevation, window to the rear and personal door to the side allowing access through to the garden, light and power connected.

Agent Note

Please note there is annual maintenance charge of circa £625.00 (tbv) which covers the upkeep of all the communal areas.

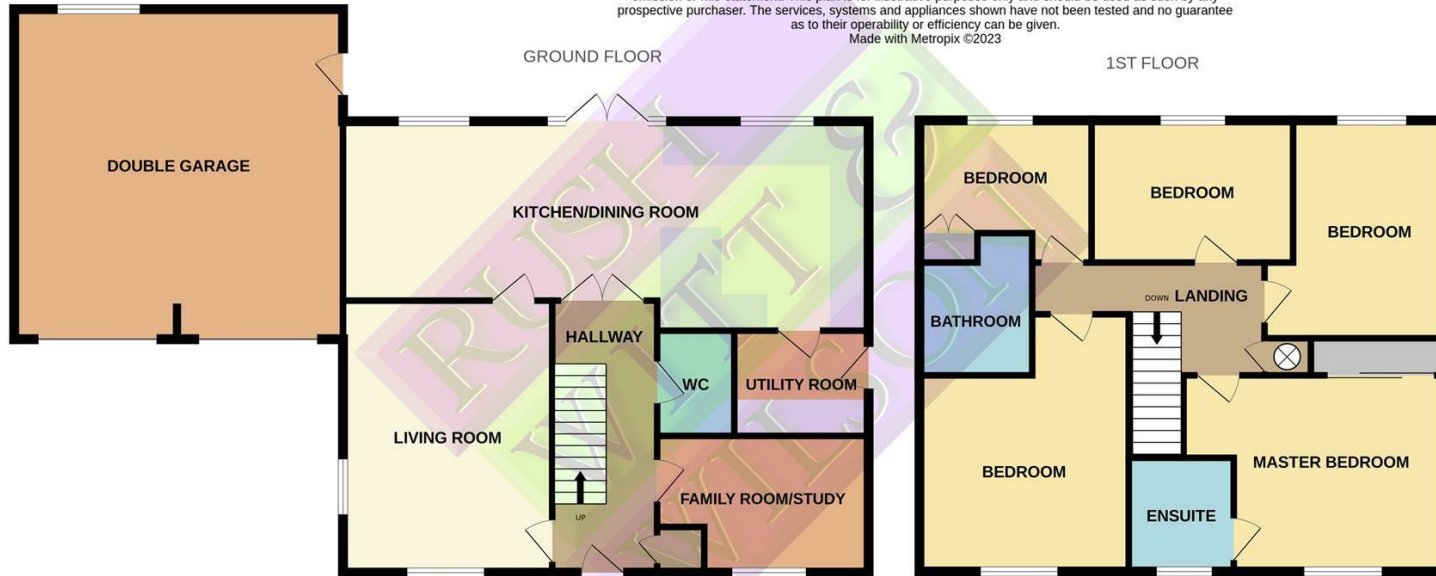
Council Tax Band: F

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.

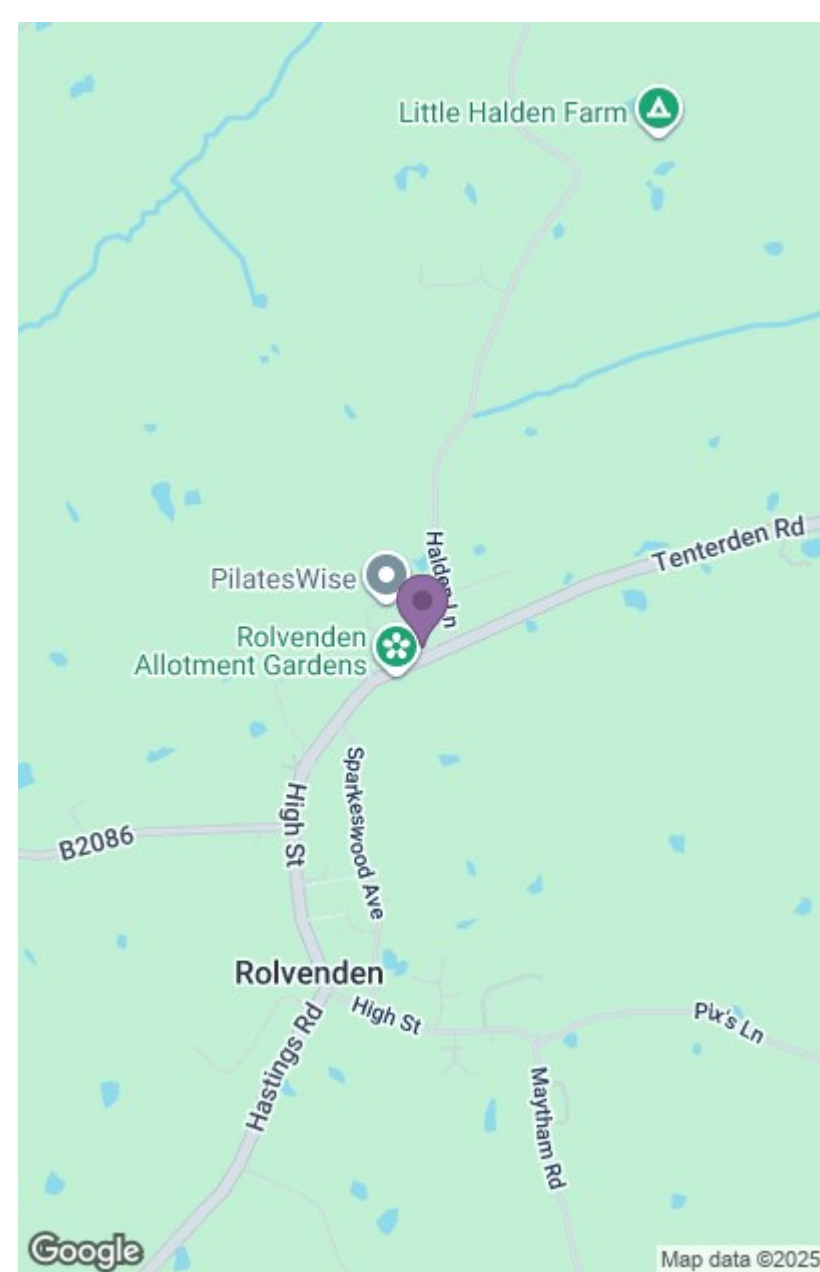


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs			
(92 plus)	A	86	93
(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		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	



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