

RUSH
WITT &
WILSON



26 Fullers Way, Biddenden, Kent TN27 8FQ
Offers In The Region Of £489,950

Rush Witt & Wilson are pleased to offer the opportunity to acquire this deceptively spacious and extremely well presented mid-terraced home located within a highly sought after modern development on the outskirts of Biddenden.

The accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, kitchen/dining room and living room with bifold doors through to the garden on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits landscaped rear gardens enjoying a southerly aspect, an attached car barn with useful storage area and additional allocated parking space.

Offered to the market CHAIN FREE.

Constructed by Millwood Designer Homes in 2021 the property benefits from the remainder of a 10 year building warranty. A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this property's fantastic accommodation. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

Part decorative glazed entrance door, obscure glazed window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, Amtico wood effect flooring, radiator. Generous double utility cupboard with fitted worksurface, space and plumbing for washing machine, space and point for further low level appliance. Part glazed double doors opening through to the living room and further doors leading to:

Cloakroom

Low level wc, wall mounted vanity unit with inset wash hand basin and cupboard beneath, part tiled walls, radiator, Amtico wood effect flooring, recessed ceiling spotlights.

Kitchen/Dining Room

19'1 x 10'7 (5.82m x 3.23m)

Fitted with a range of white shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splashback, inset one and a half bowl stainless steel sink with side drainer, inset Bosch induction hob with extractor canopy above, upright unit housing integrated Bosch double oven, integrated Bosch fridge/freezer, integrated Bosch dishwasher, cupboard housing wall mounted gas fired boiler, space for dining table, radiator, Amtico wood effect flooring, recessed ceiling spotlights, window to the front elevation.

Living Room

17'8 x 13'10 (5.38m x 4.22m)

Window to the rear elevation, bi-fold doors allowing access onto the garden, two fitted radiators.

First Floor

Landing

Fitted airing cupboard, access to loft space, radiator, doors off to the following:

Master Bedroom

10'2 x 14'2 max (3.10m x 4.32m max)

Window to the front elevation, two fitted wardrobes, radiator, door leading into:

En-Suite Shower Room

Fitted with a contemporary suite comprising low level wc, wall mounted wash hand basin, large walk in shower cubicle with sliding doors, part tiled walls, stainless steel heated towel rail, Amtico wood effect flooring, obscure glazed window to the front elevation.

Bedroom Two

14'0 x 9'4 (4.27m x 2.84m)

Window to the rear elevation, fitted double wardrobe, radiator.

Bedroom Three

16'4 x 7'11 (4.98m x 2.41m)

Window to the rear elevation, radiator.

Family Bathroom

Fitted with a contemporary suite comprising low level wc, wall mounted vanity unit with inset wash hand basin and generous storage beneath, panel enclosed bath with shower above and fitted screen, stainless steel heated towel rail, part tiled walls, Amtico wood effect flooring, recessed ceiling spotlights.

Outside

Rear Garden

The rear garden benefits from a southerly aspect with a generous paved patio abutting the rear of the property offering space for outside dining and entertaining, this leads to an area of gently sloping lawn with a selection of beds planted with a mixture of shrubs, roses and seasonal flowers, a stepped pathway leads to the end of the garden where there's rear gated access.

Attached Single Car Barn

Located at the end of the terrace with a useful storage area to the rear with light and power, as well as a further allocated parking space, further visitor parking bays can be found on the development.

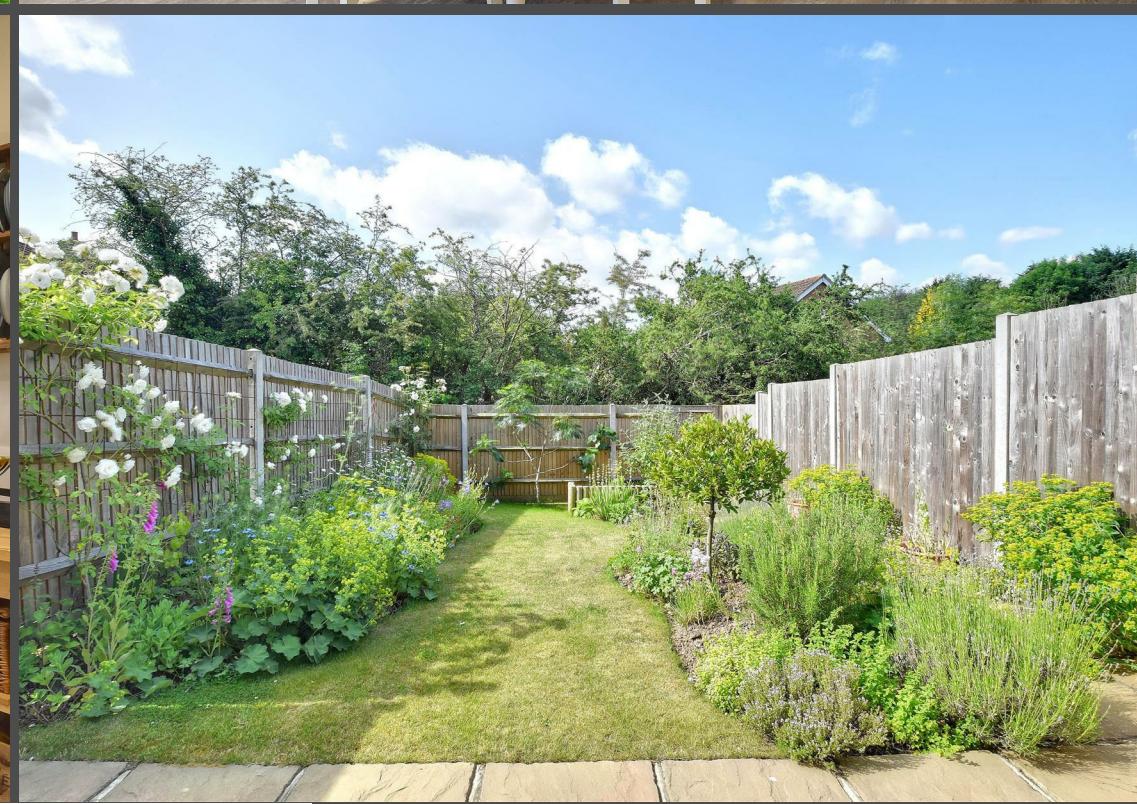
Agents Note

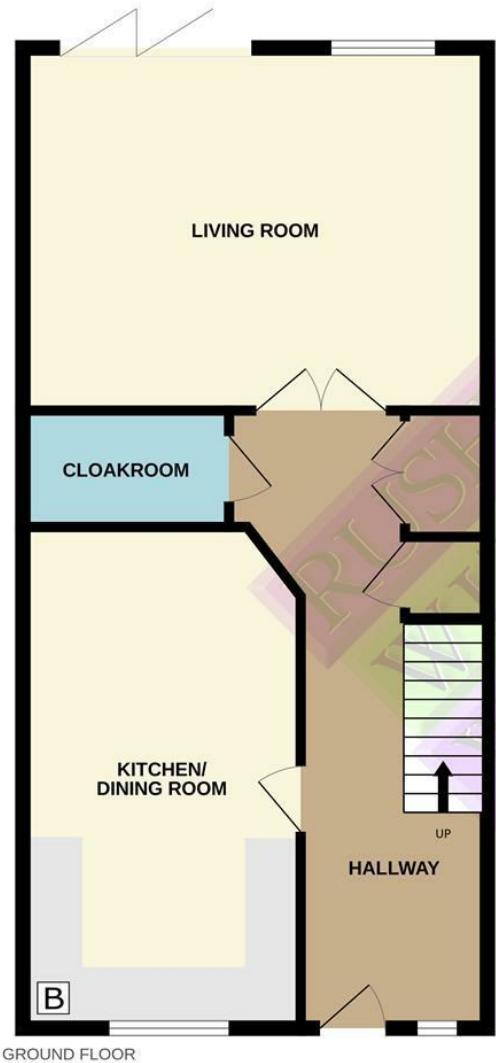
Please note there is monthly maintenance/communal charge of circa £72.50 (Further details available on request).

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 - D





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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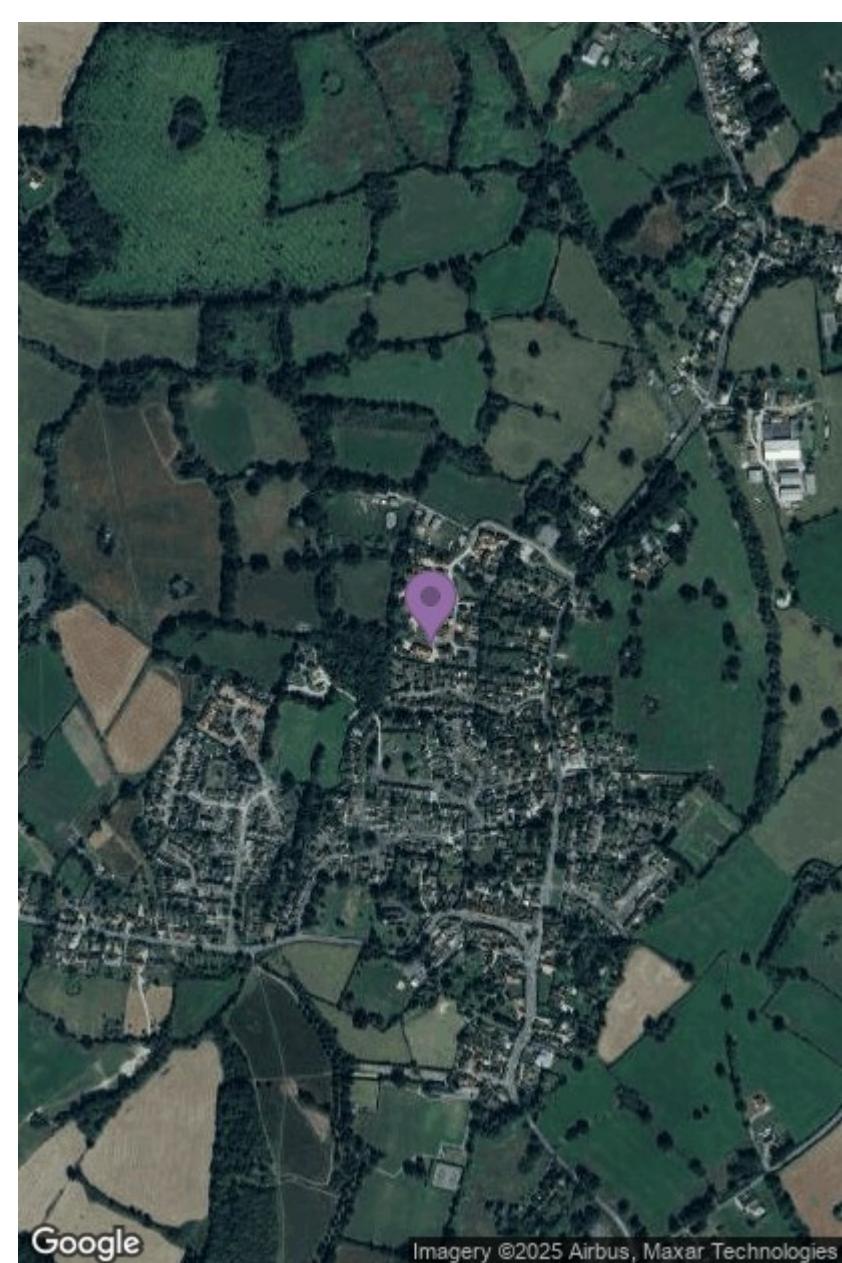
Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	95
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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	
EU Directive 2002/91/EC	

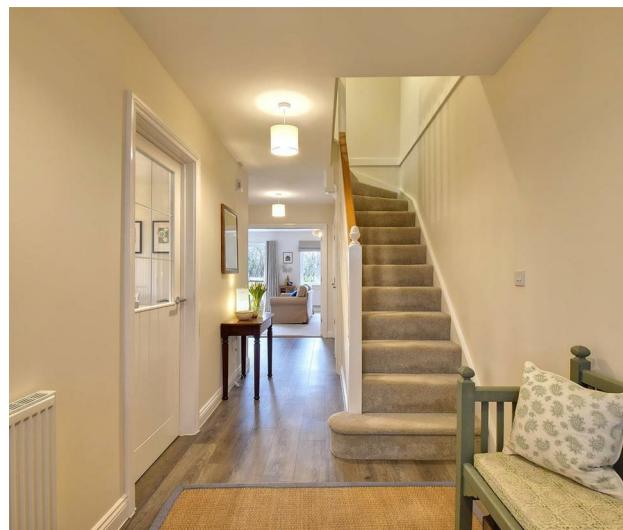
England & Wales





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