

**RUSH  
WITT &  
WILSON**



**5 Six Fields Path, Tenterden, Kent TN30 6EX  
Offers In The Region Of £435,000**

Rush Witt & Wilson are pleased to offer this extremely well presented semi-detached home occupying a highly convenient lane location tucked off Tenterden High Street overlooking the towns allotments to the front.

Constructed in 2020, this impressive home has been finished to a high standard through-out and offers generous accommodation arranged over two floors. Comprising of an entrance hallway, cloakroom, fitted kitchen and living/dining room with direct access to the garden on the ground floor. On the first floor are two double bedrooms, the main with an en-suite shower room and family bathroom. Outside the property offers an allocated parking space and a westerly facing rear garden. Further benefits include the remainder of a 10 year Premier building warranty and gas fired central heating.

Occupying a highly desirable position just 150 yards from the High Street, an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

Entrance door with half circle window over to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, grey wash oak kardean flooring, glazed door to the living/dining room and further doors to:

#### **Cloakroom/WC**

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with fitted mirror above, radiator and grey wash oak kardean flooring.

#### **Kitchen**

10'4 x 6'10 (3.15m x 2.08m)  
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/drainers, inset BOSCH induction hob with glass back plate and stainless steel extractor canopy above, upright unit housing integrated NEFF double oven, integrated NEFF fridge/freezer, integrated

NEFF dishwasher, integrated NEFF washer dryer, recessed ceiling spot lights, window to the front elevation with fitted half plantation shutters, radiator and grey wash oak kardean flooring.

#### **Living/Dining Room**

15'11 x 13'11 (4.85m x 4.24m)

With double glazed doors to the rear elevation allowing access to the garden, radiator and grey wash oak kardean flooring.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway, fitted airing/storage cupboard housing wall mounted gas fired boiler, access to loft space and connecting doors to:

##### **Bedroom One**

14'1 max x 11'9 max (4.29m max x 3.58m max)

With windows to the rear elevation with fitted plantation shutters, full height fitted double wardrobe with mirrored sliding doors, radiator and door to:

##### **En-Suite Shower Room**

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, large shower cubicle with fitted glass sliding door, stainless steel heated towel rail, fitted mirror, part tiled walls and tiled flooring.

##### **Bedroom Two**

13'11 max x 9'6 (4.24m max x 2.90m )

With two windows to the front elevation enjoying a pleasant outlook over the town allotments, both with fitted plantation shutters, fitted wardrobe and radiator.

##### **Bathroom**

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, panelled bath with mixer tap, shower above and fitted screen, heated towel rail, fully tiled walls, tiled flooring and fitted mirror.

##### **Outside**

#### **Garden/Allocated Parking Space**

To the front is a small area of garden planted with a selection of shrubs, a paved pathway to one side with gated access leads to:

The rear garden offers a paved patio area abutting the rear of the house offering an ideal spot for outside dining/entertaining with leads to an level area of lawn. To the rear of the property is one allocated parking space (marked plot 134) with visitors parking available along Three Fields Road.

#### **Agents Note**

Council Tax Band – D

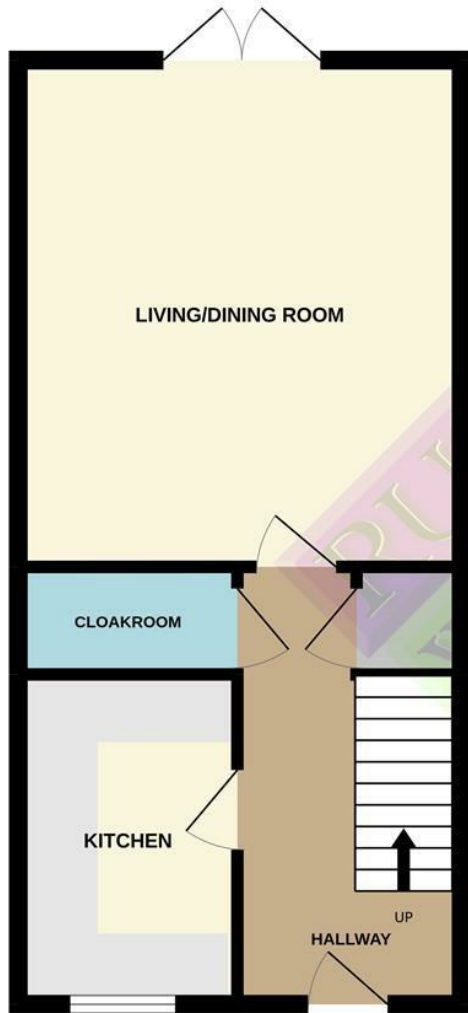
\* Please note there is annual maintenance charge of circa £200.00 which covers the upkeep of all the communal areas.  
\*

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.

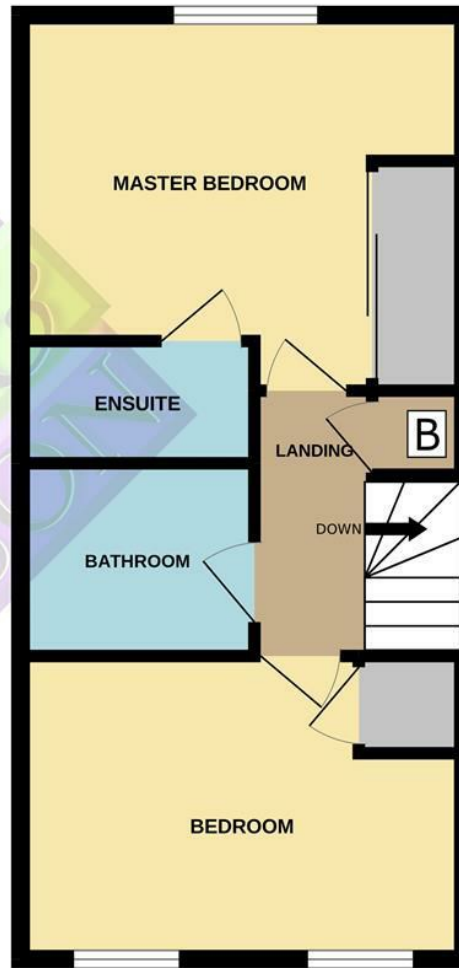
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>	95	Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b>	
91-91 <b>B</b>	83	81-81 <b>B</b>	
80-80 <b>C</b>		69-69 <b>C</b>	
69-69 <b>D</b>		58-58 <b>D</b>	
58-54 <b>E</b>		47-54 <b>E</b>	
47-35 <b>F</b>		35-50 <b>F</b>	
35-10 <b>G</b>		11-30 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

