

**RUSH  
WITT &  
WILSON**



**3 Sumner Close, Rolvenden, Kent TN17 4NW  
Offers In Excess Of £325,000**

Rush Witt & Wilson are pleased to offer this extremely well-presented semi-detached home occupying a highly sought after tucked away cul-de-sac location in the heart of Rolvenden village.

The accommodation is arranged over two floors and comprises of a living room, study/bedroom3 with en-suite shower room and impressive kitchen/dining room with direct access to the garden on the ground floor. On the first floor are two double bedrooms and bathroom. Outside is driveway parking and a private south facing rear garden. Further benefits include recently fitted UPVC double glazed windows throughout and gas central heating.

For further information and to arrange a viewing please call our Tenterden office on 01580762927

#### **Living Room**

17'0 max x 12'0 max (5.18m max x 3.66m max)

Being double aspect with windows to the front and side elevations, part decorative glazed entrance door, stairs rising to the first floor with large fitted storage cupboard beneath, two radiators and connecting door leading to:

#### **Kitchen/Dining Room**

15'10 max x 12'1 max (4.83m max x 3.68m max)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash-backs, inset stainless steel circular sink/drainage unit, inset four ring electric hob with integrated oven beneath and stainless steel extractor canopy above, space and point for dishwasher, space and point for free-standing fridge/freezer, space and plumbing for

washing machine, two radiators, space for table and chairs, connecting door to the study/bedroom 3, two Velux style windows and glazed double doors to the rear elevation giving access to the garden.

#### **Study/Bedroom 3**

9'4 x 7'8 (2.84m x 2.34m)

With window to the rear elevation, radiator and door to:

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

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, shower cubicle with folding door, heated towel rail and tiled flooring.

#### **First Floor**

#### **Landing**

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

#### **Bedroom 1**

12'0 x 9'11 max (3.66m x 3.02m max)

With two windows to the front elevation and radiator.

#### **Bedroom 2**

12'0 x 8'1 (3.66m x 2.46m)

With window to the rear elevation, fitted storage cupboard and radiator.

#### **Bathroom**

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fixed shower above and fitted screen, tiled flooring, part tiled walls, radiator, obscured glazed window to the side elevation and fitted cupboard housing gas fired boiler.

#### **Outside**

#### **Garden**

To the front is a small area of lawn and a bed planted with a selection of shrubs/ flowers, a driveway to the side provides off road parking for two cars.

The private rear garden is predominately laid to lawn with paved patio abutting the rear of the property offers the perfect space and outside dining/entertaining, there is a timber garden store and side gated access.

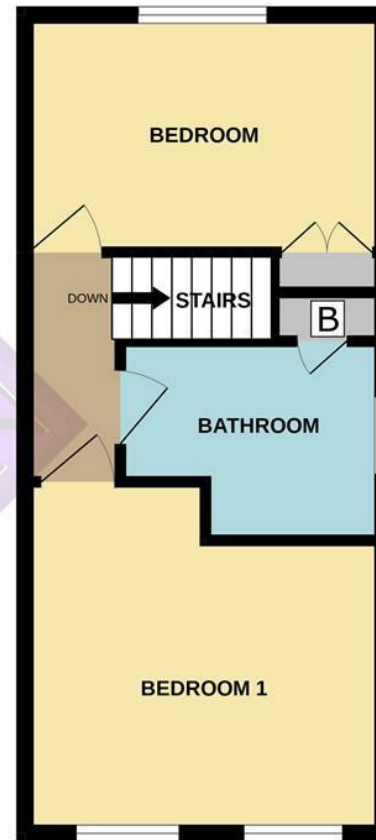
#### **Agent Note**

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

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                    |            | Current                 | Potential |
|---------------------------------------------|------------|-------------------------|-----------|
| Very energy efficient - lower running costs | A (92-100) |                         |           |
|                                             | B (81-91)  |                         |           |
|                                             | C (69-80)  |                         |           |
|                                             | D (55-68)  |                         |           |
|                                             | E (49-54)  |                         |           |
|                                             | F (45-48)  |                         |           |
|                                             | G (35-44)  |                         |           |
| Not energy efficient - higher running costs |            |                         |           |
| England & Wales                             |            | 69                      | 83        |
|                                             |            | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |            | Current                 | Potential |
|-----------------------------------------------------------------|------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A (21-35)  |                         |           |
|                                                                 | B (36-47)  |                         |           |
|                                                                 | C (48-55)  |                         |           |
|                                                                 | D (56-63)  |                         |           |
|                                                                 | E (64-71)  |                         |           |
|                                                                 | F (72-81)  |                         |           |
|                                                                 | G (82-102) |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |            |                         |           |
| England & Wales                                                 |            |                         |           |
|                                                                 |            | EU Directive 2002/91/EC |           |



