

**RUSH
WITT &
WILSON**



**5 Sumner Close, Rolvenden, Kent TN17 4NW
Price Guide £475,000**

Rush Witt & Wilson are pleased to offer this attractive detached family home offering scope to enhance occupying a poplar cul-de-sac location within the heart of the sought after village of Rolvenden. The well-proportioned accommodation is arranged over two floors and comprises of an entrance porch, hallway, cloakroom, kitchen, dining room and living room with feature fireplace on the ground floor. On the first floor are four bedrooms and the family bathroom. Outside the property benefits from off road parking, an attached single garage and enclosed rear garden. Offered to the market CHAIN FREE. Cranbrook School catchment area. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Porch

With entrance door to the side elevation, wooden flooring (in need of replacing), window to the front elevation and glazed sliding door through to:

Hallway

With stairs rising to the first floor with recessed storage area beneath, radiator, wooden flooring (in need of replacing) and doors leading to:

Cloakroom

Fitted with a white suite comprising low level W.C, wall mounted vanity unit with counter top wash-hand basin, storage beneath and tiled splash-back, radiator, wooden flooring (in need of replacing) and obscured glazed window to the side elevation.

Kitchen

12'1 x 8'10 (3.68m x 2.69m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite work surface with matching splash-back, inset stainless steel sink unit with mixer tap, inset gas hob with stainless steel back-plate, integrated oven beneath and extractor canopy above,

integrated low level fridge/freezer, integrated slimline dishwasher, integrated washing-machine, fitted breakfast bar, radiator, fitted storage cupboard housing wall mounted gas fired boiler, window to the rear elevation and glazed door giving access to the garden. (Please note, none of the appliances mentioned have been tested)

Living Room

16'1 x 11'8 (4.90m x 3.56m)

With box bay window to the front elevation, exposed brick feature fireplace with quarry tiled hearth, radiator and connecting door through to:

Dining Room

10'7 x 8'11 (3.23m x 2.72m)

With serving hatch from the kitchen, radiator and glazed sliding doors allowing access through to the garden.

First Floor**Landing**

With stairs rising from the entrance hallway, window to the side elevation, access to loft space, airing cupboard housing insulated hot water tank and doors leading to:

Bedroom 1

12'4 x 10'0 (3.76m x 3.05m)

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

Bedroom 2

12'10 x 8'7 (3.91m x 2.62m)

With window to the front elevation and radiator.

Bedroom 3

9'2 max x 7'7 max (2.79m max x 2.31m max)

With window to the rear elevation and radiator.

Bedroom 4

8'7 x 6'8 (2.62m x 2.03m)

With window to the front elevation, fitted wardrobes/storage cupboard and radiator.

Family Bathroom

Fitted with white suite comprising low level W.C, panelled bath with shower above and fixed screen, wall mounted 'white gloss' vanity unit with counter top wash-hand basin and storage beneath, stainless steel heated towel rail, part tiled walls, obscured glazed window to the rear elevation and tiled flooring.

Outside**Gardens**

To the side a driveway provides an off road parking space and access to the attached single garage with a small area of lawn to the front and gated side access leading to:

The rear garden is predominately laid to lawn being bordered with range of established beds planted with a selection of mature shrubs and seasonal flowers. There is a paved patio area to the rear of the garage offering a perfect space for outside dining/entertaining.

Attached Single Garage

16'7 x 8'4 (5.05m x 2.54m)

With up and over door to the front elevation, glazed personal door allowing access through to the garden, light and power connected.

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.

Council Tax Band: E

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			
(92 plus) A			
(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	

