

**RUSH
WITT &
WILSON**



**106 Shrubcote, Tenterden, Kent TN30 7BH
Offers In Excess Of £315,000**

Rush Witt & Wilson are pleased to offer this extended semi-detached family home with a large rear garden being within easy reach of local amenities and Tenterden High Street. The well proportioned accommodation is arranged over two floors and comprises of an entrance hallway, kitchen, utility room, cloakroom, living room, dining room and family room on the ground floor. On the first floor and three bedrooms and the family bathroom. Outside the property benefits from off road parking and a good sized rear garden enjoying a southerly aspect. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

With obscured glazed entrance door to the front elevation, stairs rising to the first floor with recessed storage space beneath, fitted cupboard, radiator and connecting doors to:

Family Room

13'0 x 9'4 (3.96m x 2.84m)

With window to the rear elevation, feature fireplace, radiator and connecting door to the dining room.

Kitchen

11'5 x 7'8 (3.48m x 2.34m)

Fitted with a range of cream shaker style cupboard and drawer base units, complementing work surface with tiled splash-backs and inset stainless steel sink/drain unit, space and point for electric oven, space and point for dish-washer, fitted under stairs larder/storage cupboard, window to the front elevation, connecting door to the utility room and further door leading to:

Dining Room

13'0 x 11'5 (3.96m x 3.48m)

With sliding doors to the rear elevation allowing access to the garden, radiator and connecting door to:

Living Room

15'5 x 11'0 (4.70m x 3.35m)

With window to the rear elevation and radiator.

Utility Room (L Shaped)

10'10 max x 7'2 (3.30m max x 2.18m)

With window to the front elevation, space and plumbing for washing-machine, space and point for free standing fridge/freezer and further free-standing appliances, access to loft space, radiator and obscured glazed door to the side elevation.

Door to:

Cloakroom

White suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, obscured glazed window to the side elevation.

First Floor**Landing**

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

Bedroom 1

12'11 x 9'11 (3.94m x 3.02m)

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

Bedroom 2

11'11 x 10'11 max (3.63m x 3.33m max)

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

Bedroom 3

8'11 x 7'10 (2.72m x 2.39m)

With window to the front elevation and radiator.

Bathroom

White suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and fixed shower above, radiator and obscured glazed window to the side elevation.

Outside**Garden**

To the front double gates open to a paved driveway with a small of lawn to one side planted with a selection of trees and picket fencing to the front boundary. Side access leads to:

The rear garden is of a good size and predominately laid to lawn being interspersed with a selection of fruit trees, there is a patio area abutting the rear of the property being accessed from the dining room offering an ideal space and outside dining and entertaining. To the end of the garden is a useful garden store.

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.

****Please note the adjoining land to the rear of 106 Shrubcote forms part of the Redrow - Appledore Green, Tenterden development which is currently under construction****



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			84
(81-91) B		69	
(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			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

