

**RUSH  
WITT &  
WILSON**



**41 Shrubcote, Tenterden, Kent TN30 7BP  
Offers In The Region Of £390,000**

**Rush Witt & Wilson are pleased to offer this extensively renovated and extended semi-detached family home enjoying popular location within walking distance of Tenterden.**

**The well-proportioned accommodation is arranged over two floors and comprises of an entrance porch/hallway, shower room, generous 21'2 x 12'11 living room with log burning stove, study and simply stunning kitchen/dining room offering direct access to the garden. On the first floor there are three bedrooms and family bathroom. Outside the property offers driveway parking to the front and a good sized rear garden.**

**An internal inspection of this impressive home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



### **Entrance Porch**

With part decorative glazed entrance door and window to the front elevation, tiled flooring, radiator and archway through to:

### **Hallway**

With stairs rising to the first floor with recessed storage area beneath, tiled flooring, radiator with decorative wooden cover, glazed door to the study/potential utility room and oak doors to the living room and:

### **Shower Room**

Fitted with a modern white suite comprising low level W.C, corner vanity unit with inset wash-hand basin and fitted cupboard beneath, tiled shower cubicle with glass door, stainless steel heated towel rail, fully tiled walls and flooring, obscured glazed windows to the front and side elevations recessed ceiling spot lights, space and plumbing for washing machine with space and point above for tumble dryer.

### **Study**

11'5 x 7'9 (3.48m x 2.36m)

With window to the side elevation, fitted under stairs storage cupboard, wall mounted gas fired boiler, tiled flooring and doorway through to the kitchen/dining room.

### **Living Room**

21'2 x 12'11 (6.45m x 3.94m)

With window to the front elevation, freestanding log burner with slate tiled surround, wood effect laminate flooring, radiator and large part glazed double doors leading through to:

### **Kitchen/Dining Room**

20'10 x 12'0 (6.35m x 3.66m)

This impressive room benefits from a vaulted ceiling with three Velux style roof lights and is extensively fitted with a range of high gloss grey cupboard and drawer base units with matching wall mounted cupboards, complementing white sparkle quartz work surface with matching splash-backs and inset 1.5 bowl stainless steel sink/drain unit, inset five burner AEG gas hob with white sparkle quartz back plate and extractor canopy above, upright unit housing integrated AEG oven and microwave, integrated dishwasher,

space and point for free standing American style fridge/freezer, fitted breakfast bar, tiled flooring, space for table and chairs, recessed ceiling spot lights, window to the rear elevations, glazed double doors allowing access through to the garden.

### **First Floor**

#### **Landing**

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

#### **Bedroom 1**

13'0 max x 9'10 (3.96m max x 3.00m)

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

#### **Bedroom 2**

12'0 x 10'10 (3.66m x 3.30m)

With window to the front elevation and radiator.

#### **Bedroom 3**

8'11 x 7'11 (2.44m x 2.41m)

With window to the front elevation and radiator.

### **Family Bathroom**

Fitted with a modern white suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin and fitted cupboard beneath, fixed illuminated mirror above, panelled bath with mixer tap and hand held shower attachment, stainless steel heated towel rail, recessed ceiling spot lights, part tiled walls and obscured glazed window to the rear elevation.

### **Outside**

#### **Gardens**

To the front a gravelled driveway provides off road parking for a number of cars being bordered with a selection of raised beds planted with a mixture of shrubs/seasonal flowers. Gated side access leads to:

The rear garden is of a good size being predominantly laid to

lawn being bordered with a selection of established raised beds planted with a mature mixture of shrubs/seasonal flowers, abutting the rear of the property is a paved patio area which extends down to the side offering a perfect space for outside dining and entertaining. To the end of the garden is a large timber garden store and potting shed.

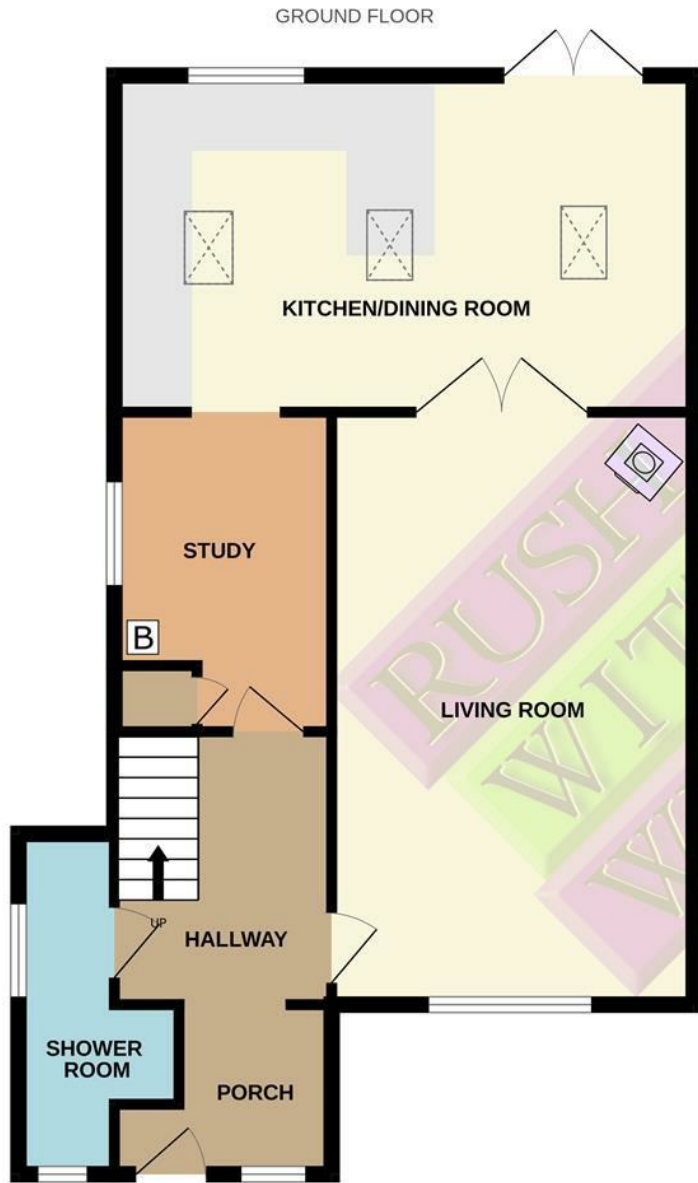
### **Agent Note**

Council Tax Band: C

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.



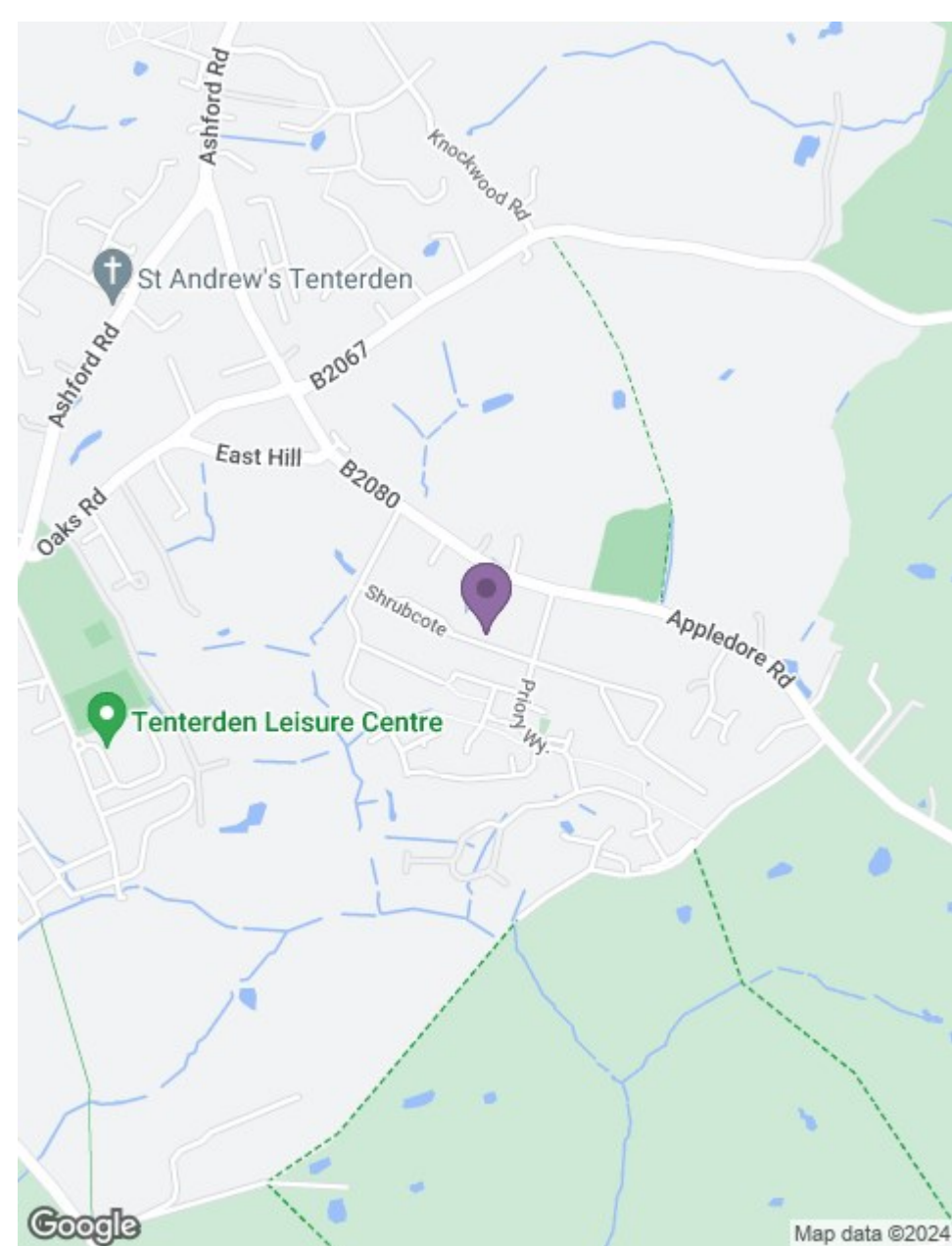


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			80
(81-91) B			
(69-80) C		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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