

**RUSH
WITT &
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**6 Mansion House Close, Biddenden, Kent TN27 8DE
Offers in the region of £349,950**

Rush Witt & Wilson are pleased to offer this extremely well-presented attached home occupying a sought after cul-de-sac location within the heart of Biddenden. Having been extended and improved by the current owners this delightful home offers accommodation arranged over two floors comprising of a living room, bedroom 3/study, shower room and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor are two bedrooms and the family bathroom. Outside the property offers off road parking for two cars to the front and a rear garden with a pergola covered decked terrace and detached home office. For further information and to arrange a viewing please call our Tenterden office.

Living Room

15'2 max x 12'0 (4.62m max x 3.66m)

With entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, laminate flooring, two radiators and doors leading to:

Bedroom Three/Study

9'1 x 8'6 (2.77m x 2.59m)

With window to the front elevation, access to loft/storage space, radiator and laminate flooring.

Shower Room

Fitted with a modern white suite comprising low level W.C, wall mounted wash-hand basin, shower cubicle with folding door, heated towel rail, tiled flooring, part tiled walls and recessed ceiling spot lights.

Kitchen

13'2 x 7'10 (4.01m x 2.39m)

Fitted with a range of cream 'high gloss' cupboard and drawer base units with matching wall mounted

cupboards, complementing wood effect work-surface with tiled splash-back and inset ceramic sink/drain unit, inset electric hob with stainless steel extractor canopy above and integrated oven beneath, integrated fridge/freezer, integrated dishwasher, breakfast bar, cupboard housing wall mounted gas fired boiler, recessed ceiling spot lights, laminate flooring, radiator, window to the rear elevation and double doors allowing access to the garden. Open-plan to:

Dining Room

17'0 x 8'7 max (5.18m x 2.62m max)

With window to the rear elevation, double doors allowing access to the garden, vaulted ceiling, radiator, laminate flooring and fitted cupboard with space and plumbing for washing machine.

First Floor**Landing**

With stairs rising from the living room, airing cupboard housing insulated hot water tank, access to loft space and connecting doors to:

Bedroom One

12'0 max x 11'4 (3.66m max x 3.45m)

With two windows to the front elevation and radiator.

Bedroom Two

9'3 x 6'4 (2.82m x 1.93m)

With window to the rear elevation and radiator.

Bathroom

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap, shower above and fitted screen, radiator, tiled flooring, part tiled walls and obscured glazed window to the rear elevation.

Outside**Garden**

To the front is a driveway and gravelled area providing off road parking for two cars and a useful timber garden store.

The rear gardens offers a generous pergola covered decked terrace accessed from the kitchen and dining area offering a perfect space for outside dining/entertaining, this leads to an area of lawn with a detached home office with light and power connected.

Agent Note

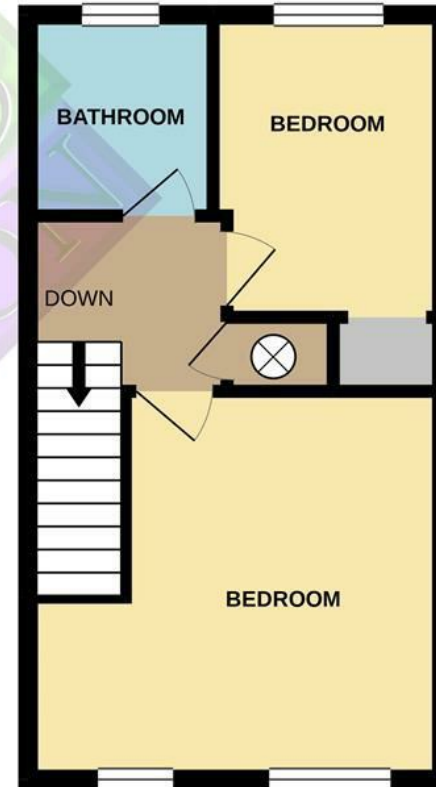
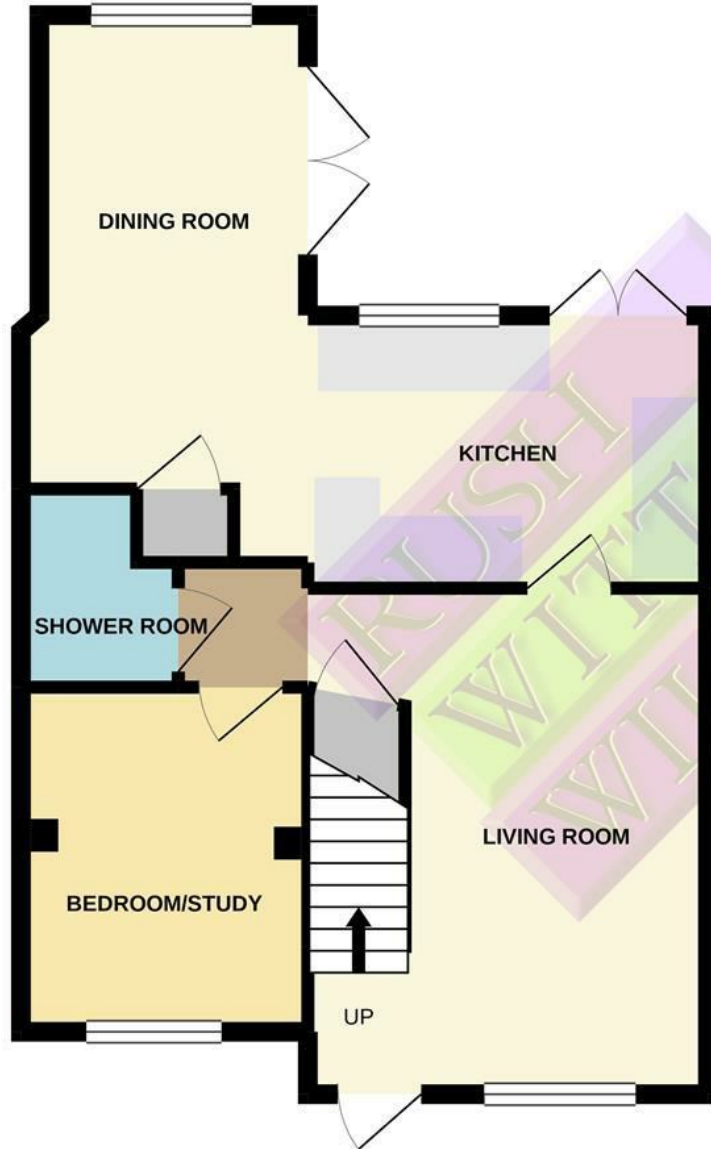
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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.

Council Tax Band: C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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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