

**RUSH  
WITT &  
WILSON**



**41 Sparkes Wood Avenue, Rolvenden, Kent TN17 4LZ  
Offers In Excess Of £285,000**

**130ft REAR GARDEN - CRANBROOK SCHOOL  
CATCHMENT.**

Rush Witt & Wilson are pleased to offer this well-proportioned family home with generous rear garden located in the heart of the popular village of Rolvenden. The accommodation is arranged over two floors and comprises a living room with log burner, kitchen/dining room and conservatory on the ground floor. On the first floor are two double bedrooms and the family bathroom. Outside the property offers a good sized rear garden measuring approximately 130ft in length (tbv) and off road parking to the front. Cranbrook School Catchment. For further information and to arrange a viewing please call our Tenterden office on 01580762927

**Entrance Hallway****Kitchen/Dining Room**

16'9 x 11'0 (5.11m x 3.35m)

Being extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work-surface with generous tiled splash-back, inset ceramic sink/drainage unit, inset four burner gas hob with extractor canopy above, upright unit housing integrated double oven, space and point for dishwasher, space and plumbing for washing machine, space and point for free standing fridge/freezer, radiator and being double aspect with windows to the front and side elevation. Doors open to:

**Conservatory**

12'2 x 9'9 (3.71m x 2.97m)

Being fully double glazed with a selection of high level windows, tiled flooring, wall mounted radiator, access to under stairs storage cupboard and double doors opening to the garden.

**Living Room**

13'8 max x 12'11 (4.17m max x 3.94m)

With window to the front elevation, feature fireplace with inset log burner, radiator and stairs rising to the first floor.

**First Floor****Landing**

With stairs rising from the Living Room, window to the rear elevation enjoying pleasant views over the rear garden and adjoining open countryside beyond, shelved airing cupboard housing insulated hot water tank, access to loft space and connecting doors to:

**Bedroom 1**

13'7 x 13'1 (4.14m x 3.99m)

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

**Bedroom 2**

11'0 x 10'7 (3.35m x 3.23m)

With window to the front elevation, fitted wardrobe housing wall mounted gas fired boiler and radiator.

**Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash basin, panelled bath with shower above and fitted screen, fully tiled walls, heated towel rail and obscured glazed window to the front elevation.

**Outside****Gardens**

To the front a brick paved driveway provides off road parking for two vehicles with a small area of lawn to one side. Gated side access leading to:

The good sized rear garden is a particular feature of the property and offers a paved patio area abutting the rear of the property access from the Conservatory with steps descending to a gently sloping area of lawn being interspersed with a selection of shrubs/trees and a small allotment area to the end of the garden. There is also a detached summer house and garden timber store, both with power connected.

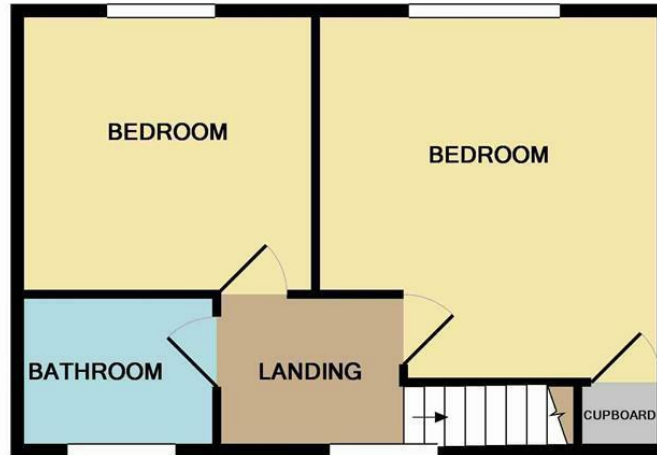
**Agent Note**

None of the services or appliances mentioned in these sale particulars have been tested.

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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 535 SQ.FT.  
(49.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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