

**RUSH  
WITT &  
WILSON**



**6 Rothley Close, Tenterden, Kent TN30 6LP  
Offers In The Region Of £550,000 Freehold**

**Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this detached chalet style home occupying a highly desirable and private cul-de-sac location within easy reach of the picturesque tree lined High Street of Tenterden.**

**The well presented accommodation comprising of an entrance porch, generous hallway, cloakroom, kitchen/dining room, living room, study/bedroom three and conservatory on the ground floor. On the first floor are two bedrooms and the family bathroom.**

**Outside the property benefits from an detached single garage, generous driveway parking and a good sized gardens. The property is offered to the market CHAIN FREE.**

**We would advise early inspection to fully appreciate this home's wonderful location. For further information and to arrange a viewing please call our Tenterden office.**



### **Entrance Porch**

7'8 x 3'6 (2.34m x 1.07m)

Part glazed entrance door to the side elevations, range of windows to the front, quarry tiled flooring, multi-panel obscure glazed door leading through to:

### **Hallway**

12'1 x 9'3 (3.68m x 2.82m)

Stairs rising to first floor with recessed storage space beneath, window to the front elevation, fitted storage cupboard housing wall mounted gas fired boiler, fitted alarm system, doors leading to:

### **Cloakroom/WC**

Fitted with a white suite comprising low level wc, floor standing blue gloss vanity units with inset wash hand basin and fitted cupboard beneath, radiator, obscure glazed windows to the front and side elevation.

### **Bedroom/Study**

10'5 x 8'9 (3.18m x 2.67m)

Double aspect with window to the side and rear elevations with the latter enjoying a pleasant outlook over the garden, recessed storage area/wardrobe, radiator.

### **Living Room**

15'7 x 12'2 (4.75m x 3.71m)

Large picture window to the front elevation, two radiators, multi-panelled glazed door leading through to:

### **Kitchen/Dining Room**

19'1 x 10'5 (5.82m x 3.18m)

Fitted with a range of modern light blue cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with inset stainless steel one and a half bowl sink drainer unit, inset four ring electric hob with glass back plate and extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, space for dining table and chairs, radiator, tile effect flooring, windows to the rear and side elevations, part glazed door leading to:

### **Conservatory**

15'7 x 12'9 (4.75m x 3.89m)

Fully double glazed with a range of windows, glazed double doors to rear allowing access through to the garden, tile effect flooring with underfloor heating, range of fitted bookshelves.

### **First Floor**

#### **Landing**

Stairs rising from the entrance hallway, fitted shelved storage cupboards, doors leading to:

#### **Bedroom One**

13'3 x 13'2 (4.04m x 4.01m)

Double aspect with window to the side and velux style window to the front elevation, double fitted wardrobe, access to loft space, radiator, eaves storage.

#### **Bedroom Two**

13'8 x 8'9 (4.17m x 2.67m)

Window to the side elevation, range of fitted wardrobes, radiator, eaves storage.

#### **Bathroom**

Fitted with a white suite comprising low level wc, freestanding vanity unit with wash hand basin above and range of fitted storage, P-shaped panelled bath with shower over and fitted screen, part tiled walls, radiator with heated towel rail fitment, obscure glazed window to the rear elevation.

#### **Outside**

#### **Detached Garage**

19' x 9'3 (5.79m x 2.82m)

Electric roller door to the front elevation, part glazed personal door and window to the side, light and power connected, space and plumbing for washing machine.

#### **Front of Property**

Generous driveway providing off road parking for a number of vehicles giving access to the detached garage, large level area of lawn being bordered with a range of well maintained and established shrubs and beds planted with a mixture of seasonal flowers.

#### **Rear Garden**

Good sized garden which is predominately laid to lawn, bordered with a range of established beds and planted with a mixture of trees, established shrubs and an array of seasonal flowers, useful timber garden store measuring 12' x 7' ( 3.66m x 2.13m).

#### **Agents Note**

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

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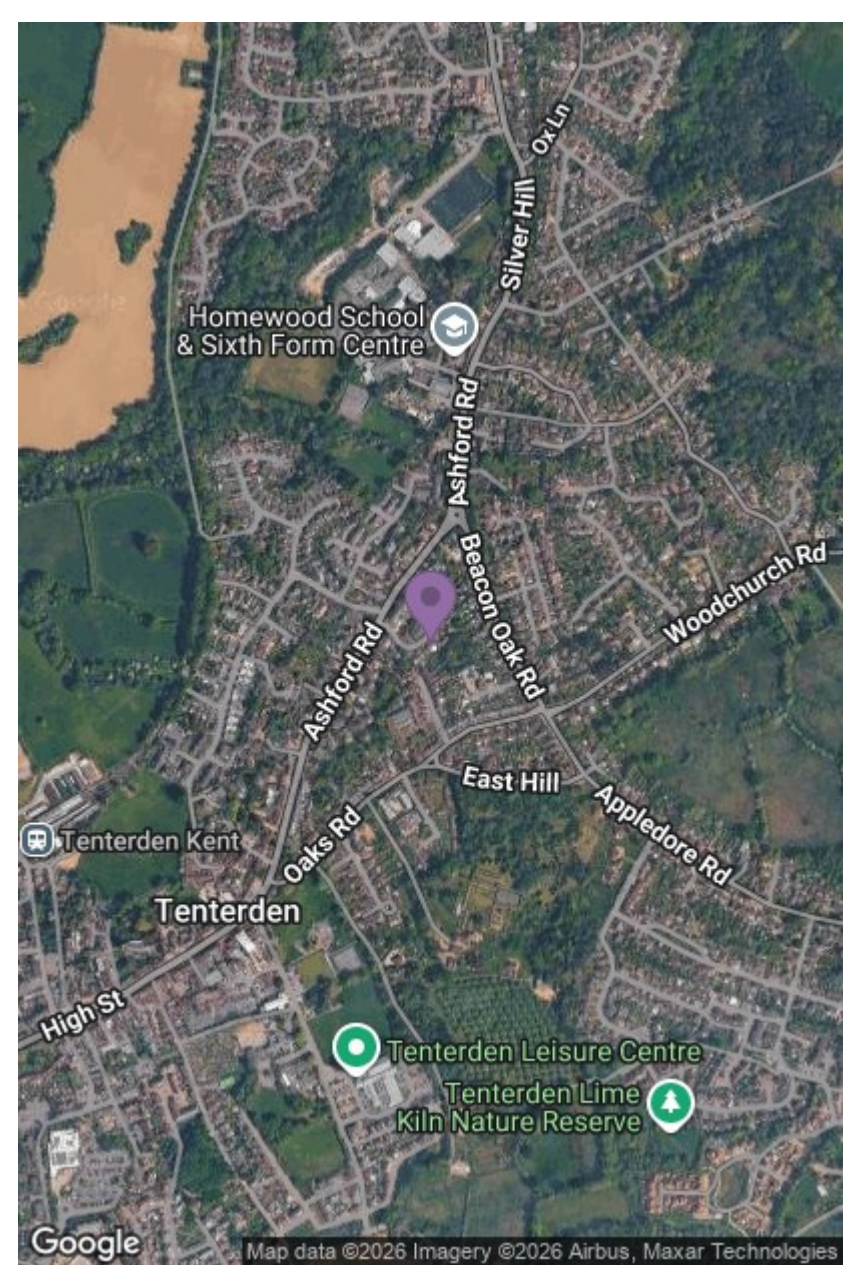


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-95) <b>A</b>				(81-81) <b>A</b>			
(81-91) <b>B</b>				(69-80) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(1-20) <b>F</b>			
(1-20) <b>G</b>							
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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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