

**RUSH
WITT &
WILSON**



28 Halden Field, Rolvenden, Kent TN17 4BX
Guide Price £550,000 Freehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive detached family home enjoying impressive rural views occupying a desirable location within a small modern development of less than 40 houses in the sought after village of Rolvenden.

The extremely well presented accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, generous sized living room, utility room and stunning kitchen/dining room with direct access to the garden on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers a brick paved driveway, an attached single garage and private rear gardens. Further benefits include the remainder of a 10 year NHBC building warranty and gas fired central heating. Cranbrook School Catchment.

An internal inspection of this impressive home is highly recommended, to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With part obscure glazed entrance door to the front elevation, window to the side, stairs rising to the first floor with recessed storage area beneath, full height fitted storage cupboards, radiator and doors leading to:

Living Room

14'7 x 14'1 (4.45m x 4.29m)

Window to the front elevation enjoying a pleasant outlook over a lovely green space, radiator.

Cloakroom/WC

Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, radiator, Karndean flooring.

Kitchen/Dining Room

21' x 11' (6.40m x 3.35m)

Fitted with a range of contemporary style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with matching splashback and inset one and a half bowl stainless steel sink drainer unit, inset four burner gas hob with stainless steel backplate, extractor canopy above and upright unit integrated double oven, integrated dishwasher, integrated fridge/freezer, cupboard housing wall mounted gas fired boiler, radiator, space for table and chairs, recessed ceiling spotlights, Karndean flooring, window to the rear elevation, glazed double doors allowing access through to the garden and door leading to:

Utility Room

7'8 x 4'6 (2.34m x 1.37m)

Fitted with a range of contemporary style cupboard base units with matching wall mounted cupboards, work surface with inset stainless steel sink drainer unit, integrated washer/dryer, radiator, Karndean flooring..

First Floor

Landing

With stairs rising from the entrance hallway, fitted storage cupboards, access to generous part boarded loft space, radiator, doors off to the following:

Bedroom One

11'8 x 10'3 (3.56m x 3.12m)

Window to the front elevation, fitted wardrobe, radiator, door leading to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level wc., wall mounted wash hand basin, fully tiled shower cubicle with sliding door, stainless steel heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

11'5 x 11'5 (3.48m x 3.48m)

Window to the rear elevation enjoying pleasant views over the rear garden and adjoining countryside beyond, radiator.

Bedroom Three

10'5 max x 9'2 (3.18m max x 2.79m)

Window to the rear elevation enjoying views over the garden and open farmland beyond, radiator.

Bedroom Four

10'6 x 7'5 (3.20m x 2.26m)

Window to the front elevation, radiator.

Family Bathroom

Fitted with a modern white suite comprising low level wc, wall mounted wash hand basin, panelled bath with mixer tap, shower above and fitted screen, part tiled walls, tiled flooring, stainless steel heated towel rail.

Outside

Front Garden

Brick paved driveway providing off road parking for two cars and allowing access to the attached single garage. To one side there is an area of garden planted with a range of established shrubs and lavender, gated side access leads to

Rear Garden

Being predominately laid to lawn with a selection of paved seating areas offering space for outside dining and entertaining.

Attached Single Garage

19'9 x 9'7 (6.02m x 2.92m)

Up and over door to the front, obscure glazed window to the rear and part glazed personal door to the side elevation, light and power connected.

Agents Note

Please note there is monthly maintenance charge of circa £61.41 (tbv) which covers the upkeep of all the communal areas.

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.

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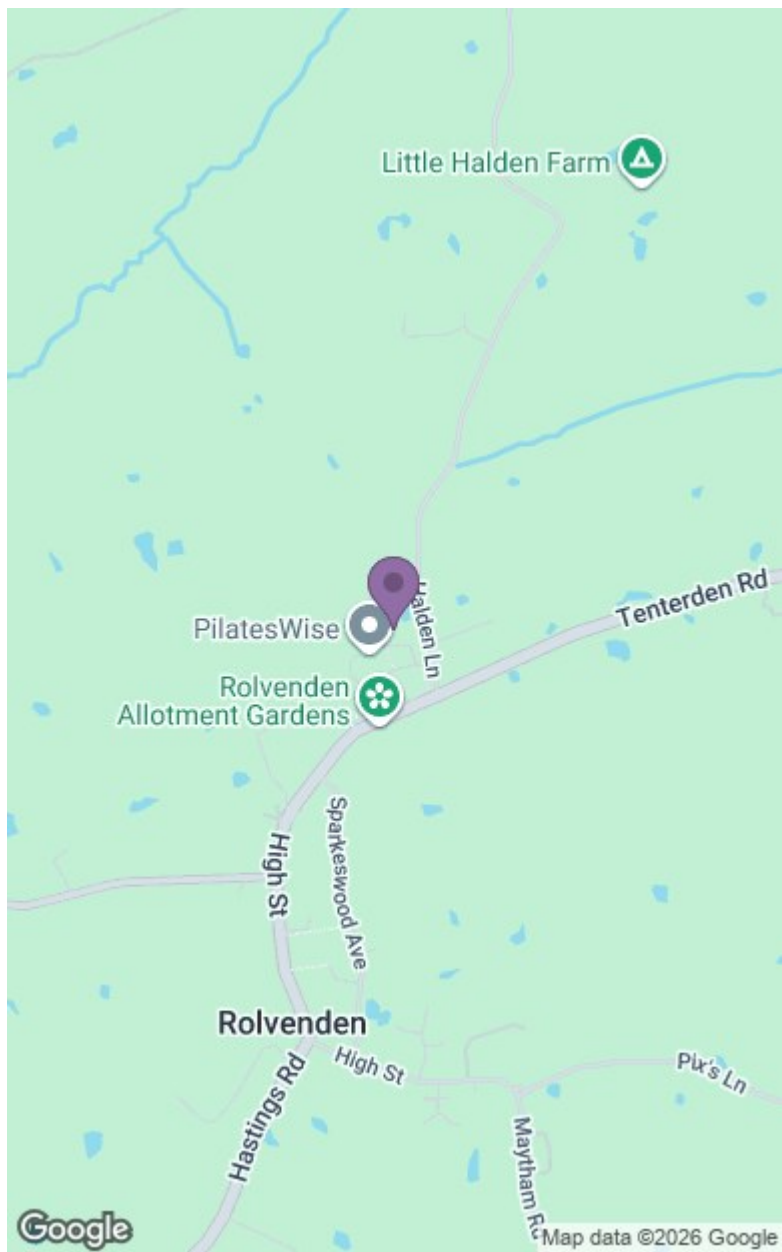
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