RUSH WITT & WILSON

16 Craythorne, Tenterden, Kent TN30 6SD
Offers In The Region Of £425,000

Rush Witt & Wilson are pleased to offer this extended detached bungalow offering scope to enhance and modernise occupying a highly sought after cul-de-sac location within a short walk from Tenterden High Street.

The well-portioned accommodation comprising of an entrance porch, hallway, living room with feature fireplace and adjoining dining room, shower room, kitchen/breakfast room and two bedrooms, the main with an en-suite shower room. Outside the property benefits from a detached single garage and gardens to the front and rear. Offered to the market CHAIN FREE.

This is the first time '16 Craythorne' as been to the open market for sale since it was built and an internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Porch
With part obscured decorative glazed entrance door to the front elevation and further door opening through to:

Hallway
With access to loft space, fitted airing cupboard housing insulated hot water tank, radiator and doors to:

Bedroom 2
11'10 x 10'11 (3.61m x 3.33m)
With window to the front elevation, range of full height fitted wardrobes with sliding doors and radiator.

Bedroom 1
11'11 x 11'0 (3.63m x 3.35m)
With window to the rear elevation overlooking the garden, radiator and door to:

En-Suite Shower Room
Fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin and walk-in tiled shower cubicle, obscured glazed window to the rear elevation, fully tiled walls and radiator.

Shower Room
Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, corner shower cubicle, obscured glazed window to the rear elevation, part tiled walls and radiator.

Living Room
15'4 x 10'11 (4.67m x 3.33m)
With window to the front elevation, feature fireplace with stone clad surround, radiator and archway through to:

Dining Room
17'0 x 9'2 max (5.18m x 2.79m max)
Being double aspect with window to the front and glazed double doors to the rear allowing access through to the garden, radiator and archway through to:

Kitchen/Breakfast Room
12'9 x 10'5 (3.89m x 3.18m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-backs and inset stainless steel sink/drainer unit, inset 4 burner gas hob with extractor canopy above, upright unit housing integrated double oven, space and point for fridge/freezer, space and point for dishwasher, space and plumbing for washing machine, fitted low level breakfast bar, cupboard housing wall mounted gas fired boiler, windows to the side and rear elevations and part glazed door allowing access to the garden.

Outside

Gardens
To the front is a part paved area of garden bordered with established beds planted with a mixture of shrubs and seasonal flowers and low level brick wall to the front boundary.

The rear garden offers a decked terrace (requiring work) accessed off the kitchen/breakfast room and dining room offering a perfect space fort outside dining/entraining, this leads to a paved patio with small area of lawn and a useful garden shed. Gated access to the rear leads out to an unmade track which provides access to the single garage.

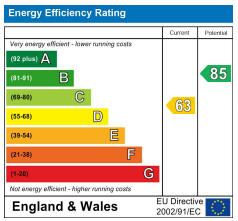
Detached Single Garage
16'6 x 8'1 (5.03m x 2.46m)
With up and over door to the front elevation, personal door to the side accessed from the garden, light and power connected.

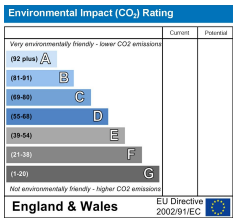
Agent Note
Council Tax Band: D

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.

GROUND 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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The Property Ombudsman
Relocation agent network