

**RUSH
WITT &
WILSON**



**51 Appledore Road, Tenterden, Kent TN30 7BD
Guide Price £550,000**

Rush Witt & Wilson are pleased to offer this attractive extended and improved semi-detached family home occupying a sought after location along the 'tree lined' Appledore Road, being within a short walk from Tenterden High Street. The well-proportioned accommodation is arranged over two floors and comprises of an entrance porch, living room with log burning stove, kitchen/dining room with direct access to the garden, family room/study, utility room, cloakroom and boot room on the ground floor. On the first floor are four bedrooms, the family bathroom and a separate shower room. Outside the property benefits from off road parking for a number of cars to the front, a single garage and good sized rear gardens. An internal inspection is highly recommended to fully appreciate all this house has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Porch

With entrance door to the side and window to front elevation, tiled flooring and obscured glazed door with side window leading to:

Living Room

19'5 max x 13'0 (5.92m max x 3.96m)

With window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, two radiators, attractive feature fireplace with inset log burning stove, connecting door to the kitchen/dining room and further door to:

Family Room/Study

11'9 x 10'2 (3.58m x 3.10m)

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

Kitchen/Dining Room

19'5 x 11'10 (5.92m x 3.61m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset butler sink, space and point for 'Range' style cooker with fitted back plate and extractor canopy above, integrated microwave, kitchen island, space and point for free standing fridge/freezer, space for table and chairs, radiator, window to the rear elevation and double doors allowing access to the garden.

Utility Room

8'0 x 7'10 (2.44m x 2.39m)

Fitted with a range of cupboard base units, fitted work surface with inset stainless steel sink/drain unit, space and plumbing for washing-machine, space and point for dishwasher, space

and point for tumble dryer, radiator and window to the side elevation. Door to:

Cloakroom

With low level W.C and obscured glazed window to the side elevation.

Boot Room

7'10 x 7'2 (2.39m x 2.18m)

With window to the side elevation, door allowing access to the covered side passage way/garden, wall mounted gas fired boiler, space and points for free standing appliances.

Side Covered Passage Way

With door to the side elevation allowing access to the driveway, roof lantern, outside tap and opening directly to the garden at the rear.

First First Floor**Landing**

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

Bedroom 1

11'11 x 10'8 (3.63m x 3.25m)

With window to the rear elevation overlooking the garden, fitted vanity unit with tiled top, inset wash-hand basin and fitted storage beneath, range of fitted wardrobes and radiator.

Bedroom 3

13'0 x 10'5 (3.96m x 3.18m)

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

Bedroom 4

9'8 max x 8'0 max (2.95m max x 2.44m max)

With window to the front elevation, radiator and fitted (above stairs) cupboard.

Shower Room

Fitted with a white suite comprising of a low level W.C, wall mounted wash hand basin, large shower cubicle with sliding door, heated towel rail, part tiled walls, radiator and obscured glazed window to the rear elevation.

Bedroom 2

15'11 x 11'9 max (4.85m x 3.58m max)

Being double aspect with windows to the front and side elevations, radiator.

Bathroom

Fitted with a coloured suite comprising of a low level W.C, pedestal wash-hand basin, corner bath with mixer taps and fixed shower above, radiator, part tiled walls and obscured glazed window to the rear elevation.

Single Garage

22'10 x 9'8 (6.96m x 2.95m)

With up and over door to the front elevation, personal door and window to the side, light and power connected.

Gardens

To the front is a brick paved driveway providing off road parking for a number of cars and access down one side to the single garage, there is a raised bed planted with a mixture of mature shrubs and door to the covered passage way which provides access through to:

The established and good sized rear garden is a particular feature of the property and benefits from a large decked terrace with pergola covered seating area being accessed from the kitchen/dining room which offers a perfect space for outside dining/entertaining, this leads to a large area of level lawn being interspersed with a selection of established beds planted with a mixture of shrubs, trees, and seasonal flowers. There is also a good sized green house, log store and useful garden timber shed.

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

** Please note there is a pending planning application for the land at rear of 51 to 57, Appledore Road, Tenterden, Kent (21/01723/AS) for proposed erection of 4no. 5 bedroom dwellings & alterations to existing track and site access from Appledore Road **

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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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84
England & Wales	EU Directive 2002/91/EC	

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

